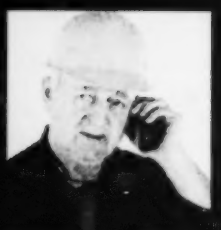
Edmonton Population and Employment Forecast Allocation Study 2000-2025

Summary Report



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Edmonton Population & Employment Forecast Allocation Study

Summary Report

November 2001

Prepared for:
City of Edmonton
Planning and Development Department &
Transportation and Streets Department

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EXECUTIVE SUMMARY

Population and employment forecasts are an important tool for social and economic planning in a municipality. The objectives of this analysis are to provide population and employment projections for each of thirty-one Traffic Districts in the City of Edmonton over the next 25 years (in each of the years 2005, 2010, 2015, 2020 and 2025). Population projections are provided by age cohort and for nine occupation categories. Employment projections are provided for eleven industry sectors.

The population and employment forecast allocations provided in this study are the result of combining long range aggregate forecasts with City development policies, land use plans and practical development experience. Consultation with various City Departments was undertaken to obtain information and expectations regarding factors relevant to the future for residential, commercial, industrial and institutional development.

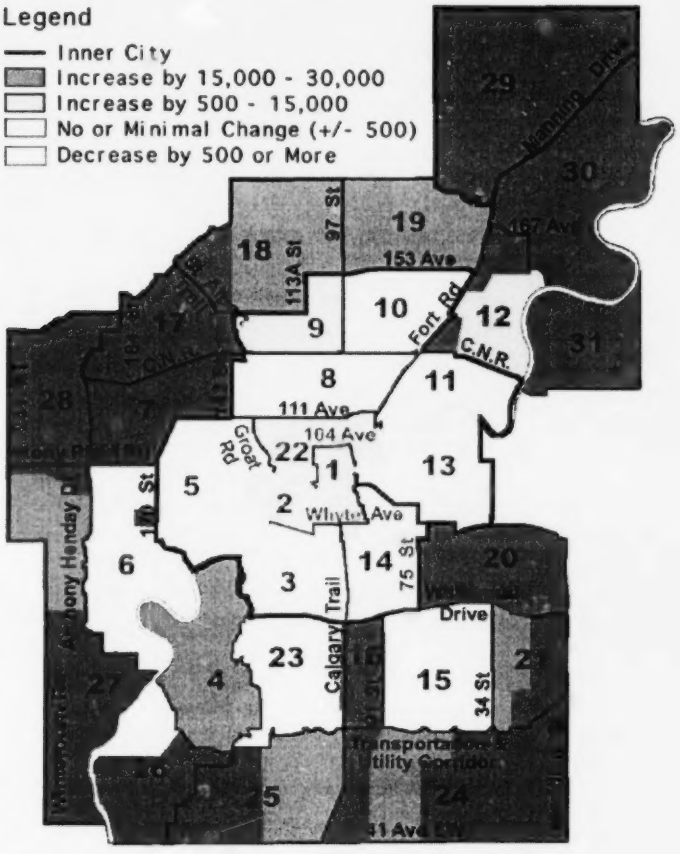
Population Allocation Results

The cumulative population growth (2000-2025) by District is summarized in the figure below. Some highlights of the analysis include the following:

- Overall, the population of the City of Edmonton is projected to grow from 657,511 in 2000 to 827,621 by 2025, representing a 26% increase in population over this time period.
- All quadrants of the City are projected to grow, including the Inner City.
- The majority of the population growth will occur in the Suburban areas. Over the forecast period, the suburban areas will grow by 49%, as compared to a 5.5% increase in population of the Inner City.
- The Districts projected to have the largest population increases are as follows:
  - West Edmonton (District 27) 31,024
  - Lake District (District 19) 24,578
  - Meadows (District 21) 22,687
  - Riverbend (District 4) 22,476
  - Castle Downs (District 18) 21,939
  - Ellerslie (District 24) 21,028
  - Heritage Valley East (District 25) 19,611
- Some Districts will experience a decline in population as a result of the demographic changes associated with maturing neighbourhoods.

District Population Projections

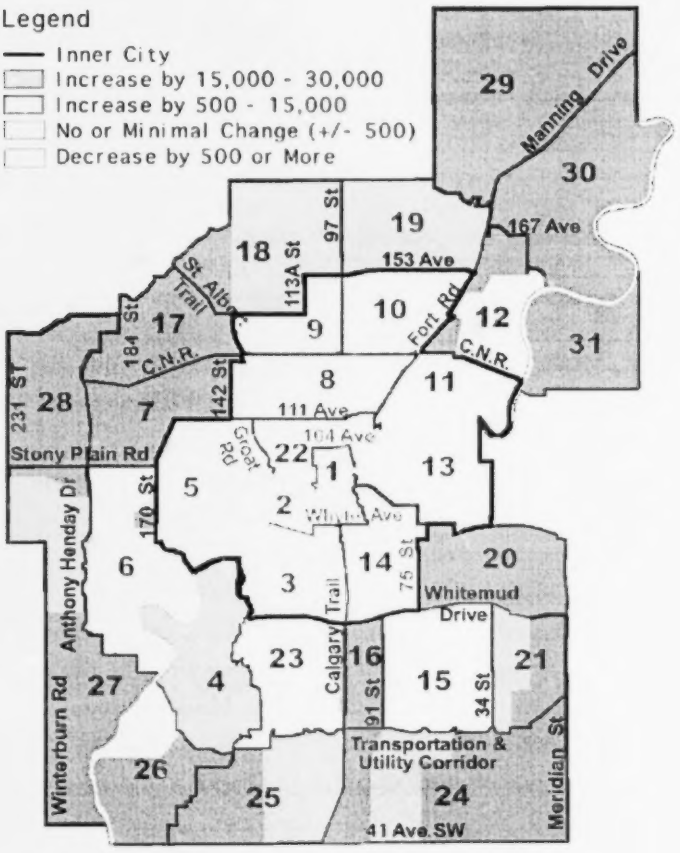
(Cumulative change in population between 2000-2025)[1]



[1] The dark grey areas identified on the map represent industrial/commercial areas and residential areas where no substantive residential development is anticipated over the forecast period.

District Population Projections

(Cumulative change in population between 2000-2025)[1]



[1] The dark grey areas identified on the map represent industrial/commercial areas and residential areas where no substantive residential development is anticipated over the forecast period.

Other trends emerging from the results of the population analysis include:

- The age composition of the City's population will shift dramatically over the next 25 years. Between 2000 and 2025, the proportion of the population over the age of 55 will increase from approximately 20% to over 30%. Over the same period, the proportion of the total population that is less than 25 years of age will decline from 34% to 27%.
- All areas of the City are expected to experience the increase in average age, however, this will be more pronounced in the currently developed residential areas.
- The number of school age children will gradually decline from current levels until 2015.
- The number of persons working will increase over the entire forecast period, however increases will be most rapid during the first 10 years of the forecast.
- The number of seniors (65+ years) engaged in the workforce will increase dramatically over the forecast period.

Employment Allocation Results

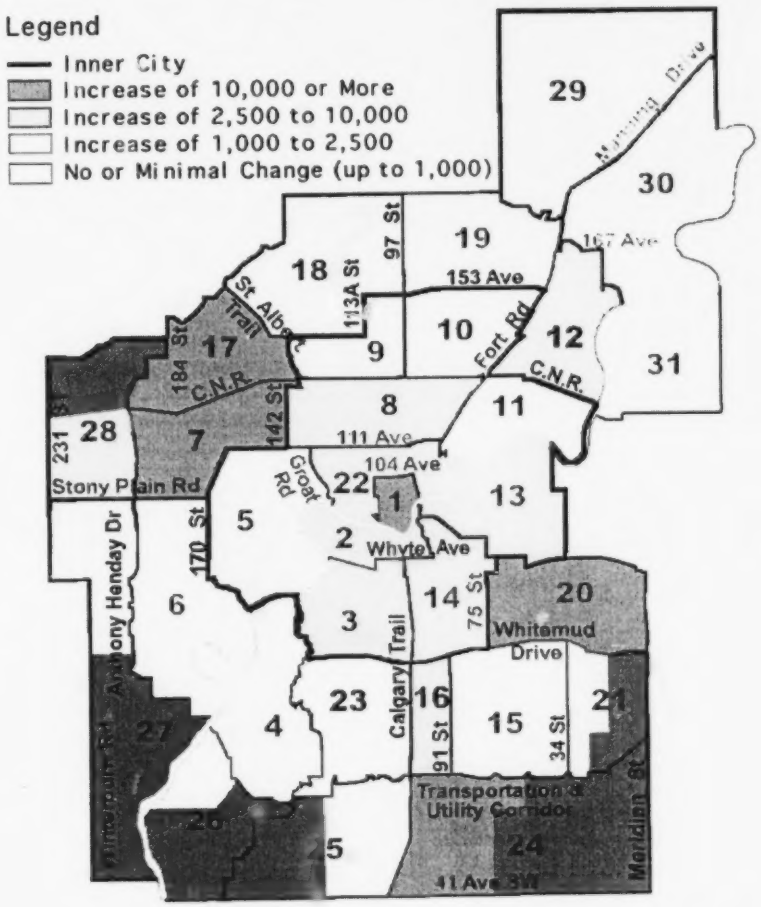
The cumulative employment growth (2000-2025) by District is summarized in the figure below. Some highlights of the analysis include the following:

- Overall, employment (as measured by the number of jobs by place of work) in the City of Edmonton is projected to grow from approximately 353,000 in 2000 to 471,000 by 2025, representing a 33% increase in jobs over this time period.
- Almost two-thirds of jobs currently available in the City are located in the Inner City. The remaining one-third is roughly distributed between the Suburban areas and Other (Industrial) areas. Over the forecast period, employment is projected to grow significantly in each of these areas.
- Five Districts are projected to experience an increase of 10,000 jobs or more over the forecast period, including:
  - Ellerslie (District 24) 12,439
  - Mistatim (District 17) 12,784
  - Northwest Industrial (District 7) 11,851
  - Central Business District (District 1) 11,269
  - Southeast Industrial (District 20) 11,220
- Three industry sectors are expected to generate the majority of job growth over the next 25 years: Commercial Services (36,100 jobs); Non-Commercial Services (18,400 jobs) and Retail (18,100 jobs). Collectively

these industry sectors 62% of all the new jobs projected for the City of Edmonton.

District Employment Projections

(Cumulative change in employment between 2000 -2025)



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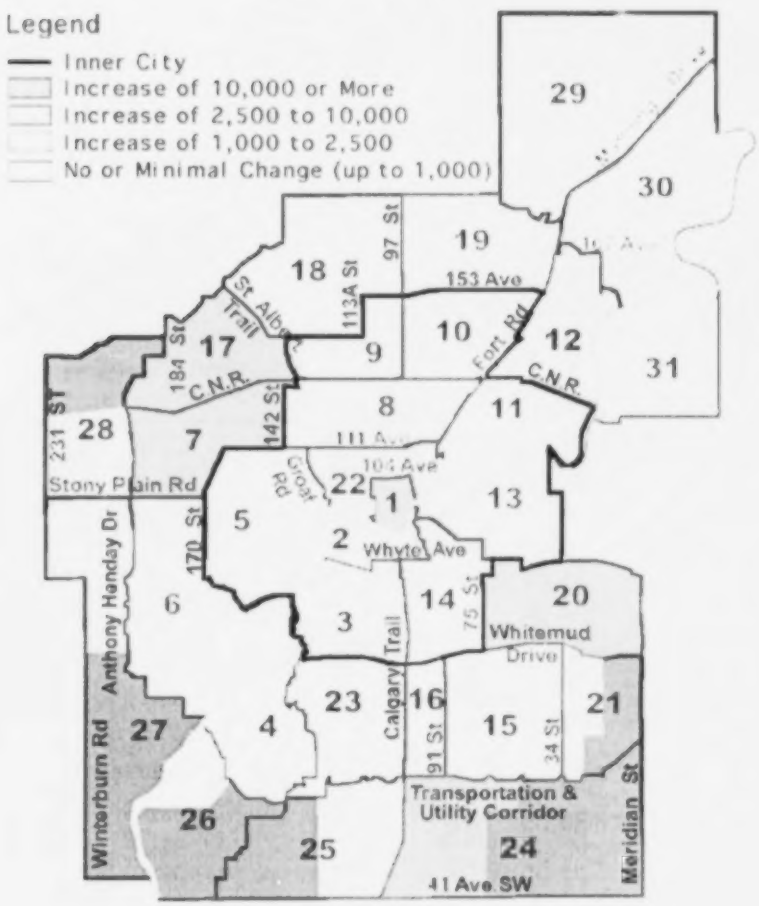
District Employment Projections

(Cumulative change in employment between 2000 -2025)



1 INTRODUCTION

Population and employment forecasts are an important tool for social and economic planning in a municipality. In particular, population forecasts serve as baseline information in planning the types and levels of services that will be required in the future by transportation and utility facilities, schools, libraries, parks and recreational facilities and health care providers.

The existing set of economic forecasts for the City of Edmonton to the year 2020 were developed in 1995 and updated in 1997. Due to changes in the Edmonton regional economy since that time, there has been renewed interest in the need to revisit and update the forecasting process to provide more current and relevant population and employment forecasts for municipal planning purposes.

1.1 Project Objectives

The objectives of this analysis are to provide the following:

- **Theoretical and Empirical Framework**: To develop a theoretical and empirical framework to explain changes in the distribution of employment and population across industries and space over time in the City of Edmonton.
- **Population and Employment Control Totals**: To develop control total population and employment forecasts for the City of Edmonton and the Edmonton Region for the years 2005, 2010, 2015, 2020, and 2025.
- **District Level Allocation**: To allocate the Base control total population and employment forecasts for the City of Edmonton to fine area traffic district levels, broken down by specified population and employment categories, for the years, 2005, 2010, 2015, 2020, and 2025.
- **Zone Level Allocation**: To allocate the Base control total population and employment forecasts for the City of Edmonton to fine area traffic zone levels, for the years 2005, 2010, 2015, 2020, and 2025.[2]

In addition, because it is expected that this analysis will be updated in the future, it is not only important that the analysis and process be adequately documented, but that observations regarding the limitations of the analytic techniques and recommendations for improvements be provided. This will help to ensure that the experience gained in this project can be used to benefit any future work done in this area.

[2] Zone level allocation issues, analysis and results are contained in the Technical Report.

Each of the population and employment totals have been broken down as described below.

1.1.1 Population Categories

The allocation of population totals to traffic districts and zones also involves providing estimates of the total population broken down by two parameters:

- **Age Cohorts**: District and zone population totals are disaggregated by 5 year age cohorts to 85 years. Individuals aged 85 and older are grouped into a single category.
- **Occupation**: Refers to the primary[3] occupation group for each individual. The groups are as follows:
  - Pre-Schoolers
  - Elementary/Junior High School
  - Senior High School
  - Post Secondary Student
  - Workers At Home
  - Workers Not At Home
  - Adult – Other[4]
  - Adult – Institution[5]
  - Seniors (age 65+)[6]

1.1.2 Employment Categories

The allocation of employment totals to traffic districts and zones also involves providing estimates of the total employment broken down by two parameters:

- **Industry**: A total of 11 industries have been defined using the North American Industry Classification System (NAICS):[7]
  - Goods: Primary Industries
    Manufacturing
    Construction
    Utilites

[3] It is recognized that individuals may be involved in more than one occupation. For the purposes of this analysis, only the primary occupation is reported.

[4] Reflects those individuals aged 18-64 who are neither employed, in post secondary, or in an institution. The adults in the "Other" category include individuals who are looking for work or not in the labour force (e.g. stay at home parents).

[5] This occupation group includes those individuals who reside in an institution (e.g. prison, long-term care medical facility).

[6] Seniors have been further broken into those who are working and those who are not working.

[7] In 1997, NAICS replaced the 1980 Standard Industry Classification (SIC) as the standard for categorizing industries in Canada.

  - Services: Transportation, Storage & Communications
    Wholesale
    Retail Trade
    Finance, Insurance & Real Estate
    Commercial Services
    Non-Commercial Services
    Public Administration & Defence

- **Industry Sector**: The detailed industry categories have also been aggregated into three industry sectors as follows:
  - Retail: Includes the Retail Trade industry listed above.
  - Service: Includes the industries of Finance, Insurance & Real Estate and Commercial Services.
  - Other: Includes the remaining 9 industries not classified as either Retail or Service.
- **At Home/Not At Home Workers**: Estimates of the number of workers who work primarily at home versus those working outside the home have been provided.

1.2 Structure of the Report

The report is divided into the following sections:

- **Section 2**: Definition of the Study Area as well as the population and employment categories.
- **Section 3**: Overview of the study methodology.
- **Section 4**: Discussion of the population forecasts and allocations to the traffic districts within the City of Edmonton.
- **Section 5**: Discussion of the employment forecasts and allocations to the traffic districts within the City of Edmonton.
- **Section 6**: Study limitations and recommendations for future analysis.

1.2.1 Technical Report

In addition to this Summary Report, documentation of the project includes a Technical Report. The Technical Report covers the following topics in detail:

- **Population and Employment Control Totals**: The application of population and employment control totals to traffic districts and zones in the City. The development of the "place of work" employment control totals from the Conference Board of Canada's employment projections for the Edmonton CMA is also discussed.

- **Population Allocation Methodology**: The approach undertaken to allocate the population forecasts to traffic districts and zones, including a discussion of the factors considered and the assumptions made.
- **Employment Allocation Methodology**: The approach undertaken to allocate the employment forecasts to traffic districts and zones, including a discussion of the factors considered and the assumptions made.

1.3 Acknowledgements

The consulting team would like to express its gratitude to the Project Steering Committee (Jong Huang and Robert Higgins from City of Edmonton Planning, and Alan Brownlee from City of Edmonton Transportation) and other individuals within City administration who provided invaluable assistance in completing this project.

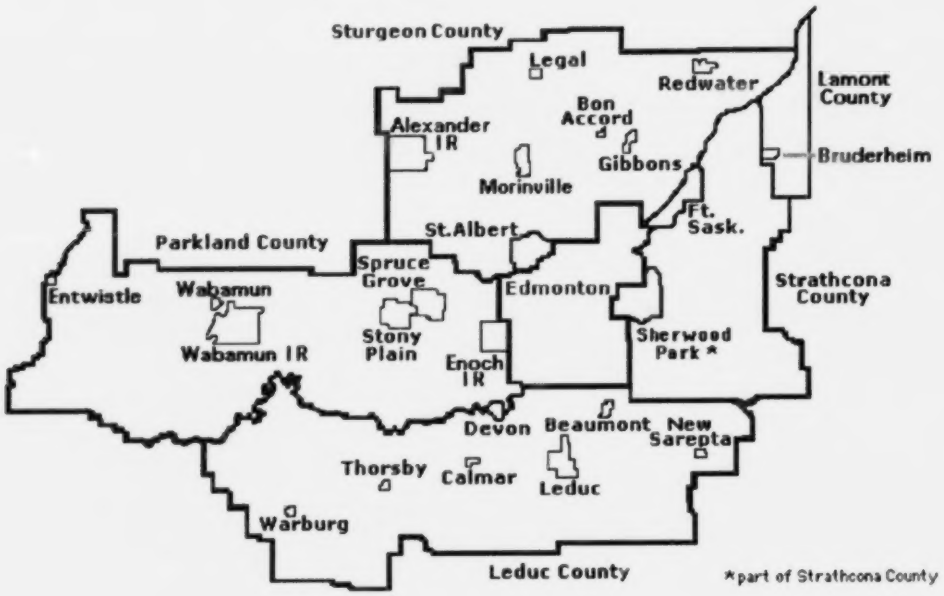
1.4 Study Limitations

The population and employment control totals and subsequent allocations represent a single projection of the growth and development for the City of Edmonton and Capital Region. The nature of municipal development and forecasting future development activities is fluid, and will change as new development opportunities emerge. The results of this analysis reflect the best information available to the study team at the time of the analysis regarding potential development and its impact on the geographic distribution of population and employment.

2 STUDY AREA

The population and employment allocations have been done independently for two geographic regions within the Edmonton Census Metropolitan Area (CMA)[8]: the City of Edmonton, and the Edmonton Region (excluding the City of Edmonton).

Figure 1
Study Area
Edmonton Census Metropolitan Area (CMA)



2.1 City of Edmonton

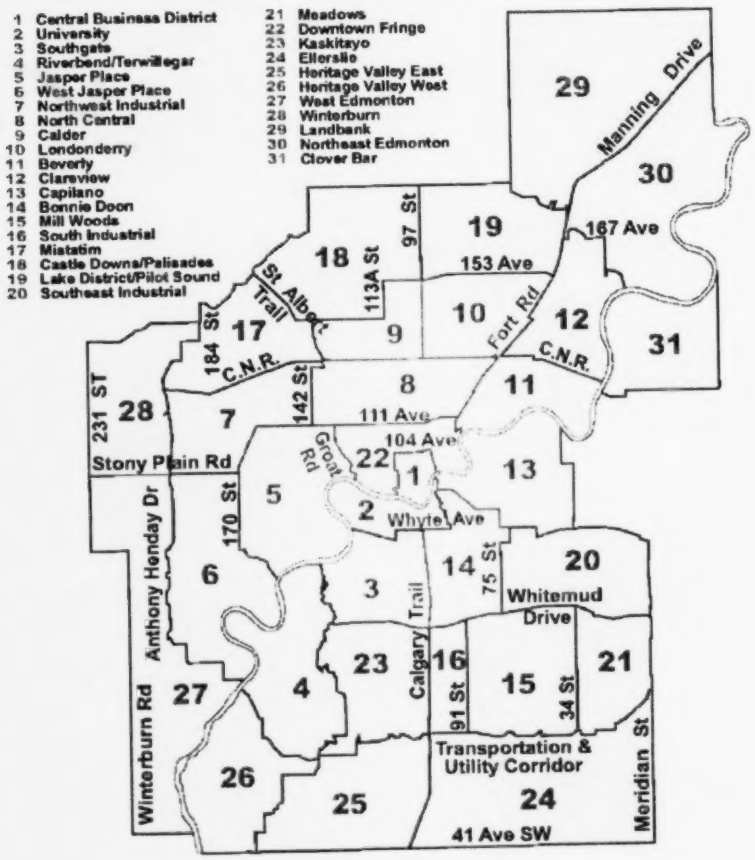
The analysis for the City of Edmonton includes all areas within the city's municipal boundaries. The disaggregation of the population and employment control totals has been completed at both the traffic district and fine area traffic zone levels.

[8] The Edmonton Region includes the urban and rural municipalities surrounding the City of Edmonton and which are located within Statistic Canada's definition of the Edmonton Census Metropolitan Area. A small northwest portion of Lamont County, which contains the "Industrial Heartland", and the Town of Bruderheim have also been included as being part of the Edmonton Region.

2.1.1 Traffic Districts

The City of Edmonton is broken down into 31 **traffic districts**, as shown in the map below.

Figure 2
City of Edmonton – Traffic Districts



2.1.2 Traffic Zones

Within each traffic district, there are a number traffic zones. In total, there are 396 traffic zones in the City. Generally, a **traffic zone** typically reflects a neighbourhood or specific commercial / industrial area. The population and employment allocation issues, analysis and results at the fine area zone level are discussed in the Technical Report.

2.2 Inner City and Suburban Areas

For the purposes of analysis and presentation of the allocation results, the City of Edmonton has also been defined by three geographic areas: Inner City, Suburban, and Other areas. This includes the eleven traffic districts: Central Business District - CBD (District 1), University (District 2), Southgate (District 3), Jasper Place (District 5), North Central (District 8), Calder (District 9), Londonderry (District 10), Beverly (District 11), Capilano (District 13), Bonnie Doon (District 14), and CBD Fringe (District 22).

The **Inner City**[9] includes those areas whose residential lands were primarily developed before the 1980's (i.e. the traffic districts located in the center of the City) and are considered, for the most part, to be "mature" neighbourhoods now.[10]

The **Suburban** sector comprises the residential land areas surrounding the Inner City and extending to the City boundaries. These lands typically contain residential development that has taken place since the 1980's or remain undeveloped at this time. The existing neighbourhoods in the Suburban sector range from becoming maturing neighbourhoods (i.e. those areas developed in the early 1980's) to being new and growing neighbourhoods (i.e. recent developments).

Traffic districts that contain mostly industrial development are classified as "**Other**". This includes the five traffic districts: Northwest Industrial (District 7), South Industrial (District 16), Mistatim (District 17), Southeast Industrial (District 20), and Cloverbar (District 31).

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[9] For the purposes of this study, the definition of the Inner City has been modified to include only whole Traffic Districts. It should be noted that this definition varies somewhat with the "official" definition of the Inner City.

[10] There are two traffic zones within the Inner City that contain new development or will be extensively redeveloped: Miller (in Zone 1005) and redevelopment of Griesbach (Zone 901). Although these two zones exhibit similar development characteristics to lands in the suburban area, unless otherwise noted, these two zones will continue to be treated as part of the Inner City.

Figure 3
City of Edmonton – Inner City vs. Suburban Areas

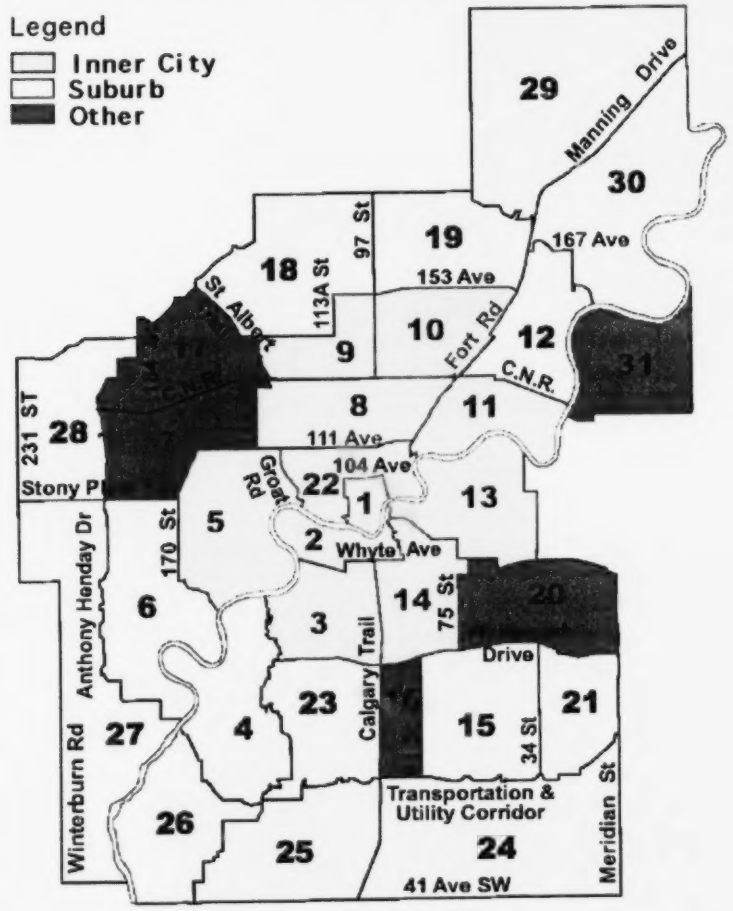
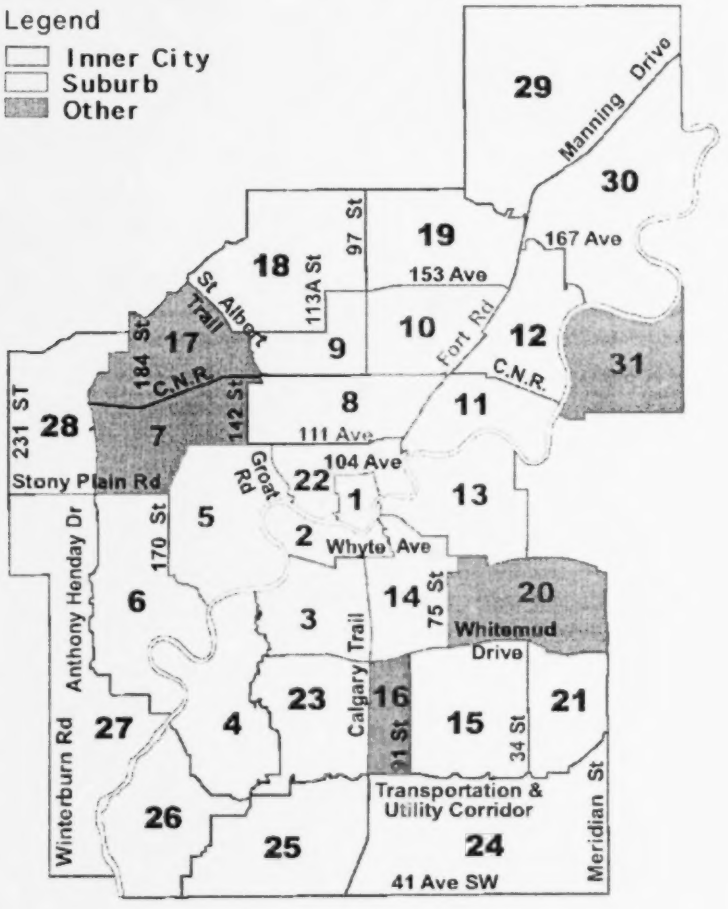


Figure 3

City of Edmonton – Inner City vs. Suburban Areas



3 STUDY METHODOLOGY & ISSUES

This section of the report reviews the general approach taken to the analysis as well as a number of key issues that were addressed as the population and employment allocations were completed.

3.1 Approach to the Analysis

The study was comprised of four distinct phases. These phases were not mutually exclusive; but rather an iterative process that involved revisiting previous phases as the need arose to make adjustments to assumptions and figures accordingly.

- **Phase 1 – Control Totals (Aggregate Long Term Forecasts)**: This phase involved the review and, where necessary, the development of the control totals for population and employment for the City and the surrounding Edmonton region.

  The population control totals for Edmonton and surrounding region were developed by the City of Edmonton. This included an age cohort breakdown at the City and region level.

  On the employment side, projections for the Edmonton CMA to 2020 were provided by the Conference Board of Canada based on place of residence.[11] These figures included estimates of total employment by industry category based upon where workers lived. These employment projections were converted to "place of work" figures and disaggregated into City and Region by the consulting team with direction and assistance from the Project Steering Committee. Following a review of the employment control totals and the number of workers determined to be available from the occupation allocation of the population control totals, the employment control totals were adjusted to arrive at reasonable labour force participation rates for workers in both Edmonton and the region.

- **Phase 2 – Zone & District Allocations**: Both population and employment control totals were allocated at the fine area traffic zone level first.[12] For each traffic zone, population forecasts were broken down by five-year age cohort. Employment forecasts were broken down into the 11 industry categories. These fine area traffic zone estimates were then aggregated into their respective traffic districts. The fine area traffic zone allocations were completed with the aid of two models developed for the purposes of this study. The population allocation model was developed

[11] The Board's Medium Scenario was used as the basis for developing the employment control totals.
[12] The City of Edmonton is divided into 31 traffic districts and 396 traffic zones.

and used to distribute population by age cohort at the traffic zone level for each of the 5 forecast years. Similarly, an employment allocation model was developed to allocate jobs at the traffic zone level by industry type for each forecast period.[13]

- **Phase 3 – Population & Employment Category Allocations**: In this phase, the population's occupation and the employment's work at home / not work at home categories were defined at the fine area traffic zone level. The population and employment allocation models were used to assist in this process. The traffic zone results were aggregated to achieve district totals.
- **Phase 4 – Project Documentation**: This phase dealt with the presentation and documentation of the study results. The project documentation includes a summary of the key findings of the previous phases along with recommendations and conclusions. A technical report, providing more detail, accompanies the summary report.

Figure 4
Study Phases

[13] At the commencement of the study, the Working Committee gave direction to provide employment breakdowns for only 3 industry categories (retail, service, other) at the fine area traffic zone level. However, using the model developed by the consultant, more detailed industrial breakdowns are available.

The allocation of population and employment forecasts to traffic districts and traffic zones involved the collection of a variety of information, the development of analytical tools and input from the Project Steering Committee and other officials with the City of Edmonton. The remainder of this section briefly outlines each of these aspects of the project

3.1.1 Background Data

An extensive listing of publications and print resources were obtained from the City and elsewhere during the course of this project. These include, but are not limited to:

- Existing fine area population and employment forecasts by traffic district. This included various data from the Transportation Department's current forecast model.
- 1999 Edmonton Civic Census Data.
- Plan Edmonton[14]: The City of Edmonton's Municipal Development Plan was used to provide guiding principles regarding the direction and scope of future residential and employment growth in the City into the 21st century.
- Capital City Downtown Plan:[15] The City's award winning Downtown Plan identifies planning strategies to bring new development into the dowtown core to increase the population base and attract new business and investment.
- Land Use Plans: Land use plans for developing and future developing land areas were obtained to identify the types of development expected to occur in growth areas.[16] Redevelopment plans for already developed areas were also collected and reviewed, where available.
- Partially Built Neighbourhoods Report:[17] This report provided information regarding new and partially completed neighbourhoods in the City. It served as the basis for the intial population allocations to residential areas in the suburban sector.

[14] Plan Edmonton, Edmonton's Municipal Development Plan (Bylaw No. 11777, As Amended, Approved August 31, 1998).
[15] Capital City Downtown Plan – Edmonton Alberta Canada (Area Redevelopment Plan Bylaw 11400, Adopted April 30, 1997).
[16] This included Area Structure Plans (ASPs), Neighbourhood Structure Plans (NSPs) and Servicing Concept Design Briefs (SCDBs).
[17] Partially Built Neighbourhoods, City of Edmonton Planning and Development (January 2001). Internal report prepared for the City's Executive Committee.

- Suburban Residential Land Servicing Forecasts:[18] These forecasts provide shorter term projections of residential land servicing requirements in the suburban sector.
- Industrial Land Strategy Demand Study:[19] This report discusses future demand for industrial land in City of Edmonton and servicing requirements to support this demand.
- Industrial and Commercial land Demand Assessment:[20] This report provides an overview of an analysis conducted in 1998 regarding future non-residential land requirements in the City.
- Other City Material: Other information obtained from the City included land use statistics (e.g. servicing, building permits) and various maps. The Planning and Development Department's Monthly Economic Review bulletins were also reviewed.
- Literature Review: A literature search was undertaken to identify both local initiatives and broader trends that could affect the population and employment allocations, both on a geographic and categorical (e.g. occupations, work at home) basis.
- Enumeration Area Reference Maps:[21] Included detailed maps of enumerations areas within the Edmonton CMA.

3.1.2 Project Consultation

A number of workshops and review sessions took place with City administration to collect data and to solicit views regarding future development within the City.

- December 6, 2000 – Workshop with various branches of the City. This workshop formed the first formal review of the work completed to date, and involved individuals representing different levels of city administration. It provided further insight into the direction and scope of future population and employment in the City.
- March 6, 2001 – Review of the working paper. The preliminary results of the forecast allocation processes for population and employment were documented and provided to the Project Steering Committee for review.
- April 23, 2001 – Review of the revised population allocations. Using the "Partially Built Neighbourhoods" report as the basis for the allocation assumptions, an interim review of the allocations was undertaken by City

[18] City of Edmonton Suburban Residential Land Servicing Forecasts, 2000-05.
[19] City of Edmonton Industrial Land Strategy Demand Study. Prepared by Western Management Consultants et al. (June 30, 2000)
[20] City of Edmonton Industrial and Commercial Land Demand Assessment 1998 Update (August 1998).
[21] Statistics Canada 1996 Census.

of Edmonton staff. Following this review, recommendations were provided to modify the population growth assumptions for the new growth and redevelopment areas, where appropriate, based on more current planning and development information shared by the City at this workshop setting. A working paper documenting revised employment allocations was also provided to the Project Steering Committee for review.

- May 2001 – Edmonton region (CMA) Labour Force and Job reconcilliation. Based on a more detailed analysis of the population and employment control totals, further work was undertaken to revisit the relationship between the population and employment figures. As a result, adjustments to the employment control totals were required to reconcile with the population projections.
- May / June 2001 - Mature neighbourhood adjustment review. With assistance from the Project Steering Committee, additional work was undertaken to review the process to account for the lifecyle stage of inner city and suburban neighbourhoods in the City.

In addition to these specific milestones, numerous information reviews and discussions of various allocation issues and results were conducted over the course of the study.

3.1.3 Development Allocation Models

Two models were developed to assist with the allocations of the population and employment forecasts to the traffic district and zone levels: Population Allocation Model and Employment Allocation Model.

3.1.3.1 Population Allocation Model

The allocation model developed for the population forecasts contains the elements discussed below. District information is generated via summation of the relevant zone totals.

- **Zone Control Totals**: Annual population control totals and age breakdowns were determined for the City overall (as provided by the City). Population control totals at the traffic district and traffic zone level were derived based on estimates of future residential growth within the Inner City and Suburban areas. These were based on analysis conducted outside the model and entered as population targets.
- **Cohort Survival**: The cohort survival analysis was conducted at the fine area traffic zone level. This component of the model captured the natural growth of the existing population in the area by incorporating birth and

mortality rates.[22] This feature allowed the population allocation model to reflect the cohort survival assumptions inherent in the control totals.

- **Inter-Zonal Migration**: Migration between traffic zones in the City was measured as the residual population required to meet population growth projections (control totals) for each traffic zone, once cohort survival was taken into account. Two general approaches were used in the model to accomplish this:
  - **Mirrored Zones**: Where net migration in a particular zone was expected to be similar to the existing age composition of the zone being analyzed, or another zone,[23] the net migration amount required to achieve the targetted population in the zone was "mirrored" against the existing age composition of the "mirrored" zone.
  - **Residual Age Variance**: After all the "mirrored" net migration calculations were completed, the residual age variance (by age category) was utilized to determine net migration in all other zones. This works towards achieving the age breakdown targets for the projected control totals in each of the forecast years.
- **Inter-Regional Migration Adjustment**: Adjustments were made to age group totals advancing to the next age group category to reflect the inter-regional migration (migration of residents between the City of Edmonton and other locations within the Edmonton CMA). For example, there is a net migration of young adults from Edmonton to the region assumed in the population control totals. This feature of the model allowed the population model to reflect these inter-regional migration assumptions inherent in the control totals.
- **Occupation**: Based on the population allocation projections by age group over the forecast period, occupation profiles were created in the model. Specific assumptions and adjustments were made to allocate occupations in each of the age cohorts.
- **At Home Employment**: At home employment was balanced with the employment (place of work) estimates generated in the Employment Allocation Model.

The use of the model greatly enhanced the ability to deal with changing age breakdowns and having growth assigned to specific areas. All of the allocations implied by the model were checked to ensure they were consistent with the basic assumptions made regarding the allocation process and were reasonable based upon the input and direction provided by the Project Steering Committee.

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[22] Birth rates: Based on the number of births by age of mother, as provided by the City. Mortality rates: Based on the number of deaths in each age category, as provided by the City.

[23] This feature is especially useful in new areas where the current population is small and not likely representative of the new residents who will move into the area in the forecast period.

The variance between the control total targets and the actual population allocation was checked against the three control totals discussed above: total city population, age breakdown, and zone targets. While the model minimized the variances across all these parameters using the features discussed above, some variances still existed. In the few instances where they did exist, however, the variations from the control totals were well within ±1% of the control total set for the detailed age cohorts.[24] Overall, annual population allocation results were within ±0.1% of the control totals.

3.1.3.2 Employment Allocation Model

The allocation model developed for the employment forecasts contains the elements discussed below. District information is generated via summation of the relevant zone totals.

- **Control Totals**: Unlike the population control totals, employment control totals for the City were developed by the consulting team with assistance from the Project Steering Committee. Annual employment control totals for the City, overall and broken down by industry, were determined in an analysis outside the model and entered into the employment allocation model to serve as the employment targets for each forecast period.
- **Employment Allocation**: The allocation of industry employment was calculated at the zone level, using a two-stage allocation process.
  - **Growth Rate**: The first stage involved specifying a growth rate for each zone. The growth rate specified reflected a percentage of the overall growth rates projected for each industry, at the City level.[25] The growth rate specified was applied to all industry categories in that zone and in that year.[26]
  - **Manual Adjustments**: Because the growth of employment at the zone level may not change proportionately with the total change in employment (by industry category) in all zones, it was necessary to make manual adjustments. These adjustments were made at the zone level by industry category. This allowed for the addition of new development that was known or expected (e.g. South Edmonton Common) but was not captured through a growth rate of the existing employment base (e.g. due to a small or different employment base). The manual allocation process was also used to add or remove jobs

[24] One exception where the variance was greater than 1% occurred with seniors 85+ years in the Year 2000.

[25] For example, a growth rate of 25% in zone 104 would take 25% of the overall 15% growth rate projected for retail in 2005 and apply this rate (i.e. 25% of 15% = 3.75%) to the existing retail employment in this zone.

[26] The application of a growth rate was only useful where there was a sufficient employment base to grow. Furthermore, the growth rate specified could be in excess of 100% if there was a significant amount of employment being allocated to a zone and the existing employment base of a zone was representative of future development.

as necessary to achieve or come close to the control totals by industry category.

- **Construction**: A special feature was added to the model to deal with the mobility of jobs in the construction industry, especially in the residential sector. A portion of construction-related jobs was reallocated on the basis of redistributing jobs to those zones which were expected to experience growth in residential development.
- **Control Total Adjustments**: To ensure that the employment allocations resulting from the first two stages match the overall City control total, the adjusted employment totals were then scaled to the City-level employment control total. This ensured a good fit with the overall employment control totals, but did result in some variation from the industry category control totals.

- **Industry Sectors**: The 11 industry categories were aggregated to three industry sectors: Retail, Service and Other. This simply involved the summation of industry categories to the appropriate sector.

- **Work At Home vs. Non Work At Home**: Once the employment allocations were made by industry to the zone level, the next stage of the process involved the determination of jobs which were located at home versus elsewhere. Work At Home included both home-based businesses and telecommuting.

The use of the employment allocation model also provided the capability to accommodate changing assumptions regarding the allocation process. The allocations in the model were checked to ensure that they were reasonable based upon input and direction provided by the Project Steering Committee. The level of tolerance, as measured by the variance between the control total targets and the actual employment allocation, was calculated for the total city and the industry category control totals. While the model eliminated any variances at the city level, through its final adjustment factor, minor variances did exist by industry category. The variations from the industry control totals, over the forecast periods, ranged from –0.3% to 2.1%.

4 POPULATION ANALYSIS & ALLOCATION RESULTS

The population analysis and allocation results are presented here to the traffic district level of detail. Fine area traffic zone results and a more detailed treatment of the analysis conducted to complete the population allocation results are presented in the Technical Report.

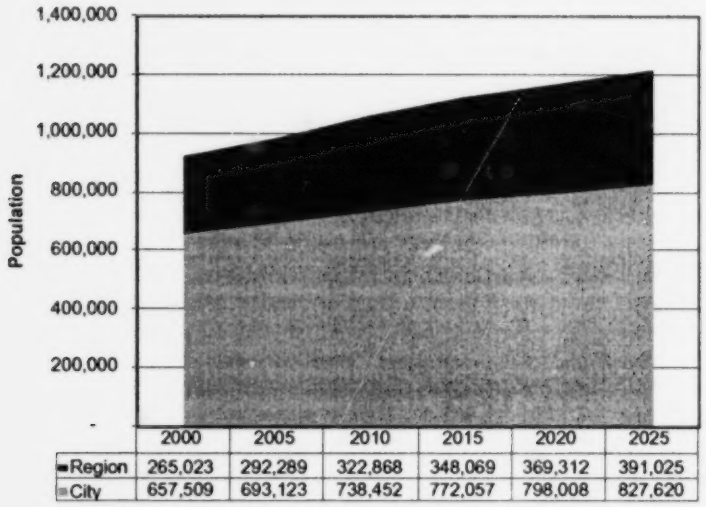
4.1 Population Control Totals

Population totals for both the City of Edmonton and the CMA were provided by the City of Edmonton. Net migration for the Edmonton CMA and the City of Edmonton were provided by the Planning and Development and were based on Conference Board of Canada forecasts. Population totals and age distributions for the CMA and City were prepared by the Planning & Development Department using a cohort-survival model. The base year population data for the forecasts was derived from Statistics Canada data for 1999 and modified by Planning and Development.

Based upon these population projections, the Edmonton CMA is expected to grow by 32% (296,113) over the forecast period from 922,532 in 2000 to 1,218,645 in 2025. These population projections have been used as the basis for the traffic district and zone allocation process for both the City of Edmonton and Edmonton Region.

As depicted in the figure below, total population growth for the City of Edmonton is projected to increase by a total of 26% (170,111) over the 25 year forecast period, from 657,509 in 2000 to 827,620 by 2025. The population growth in the Edmonton Region is expected to be somewhat higher at a total of 48% (126,002) over the forecast period (265,023 in 2000 increasing to 391,025 in 2025).

Figure 5
2000-2025 Population Projections Edmonton CMA



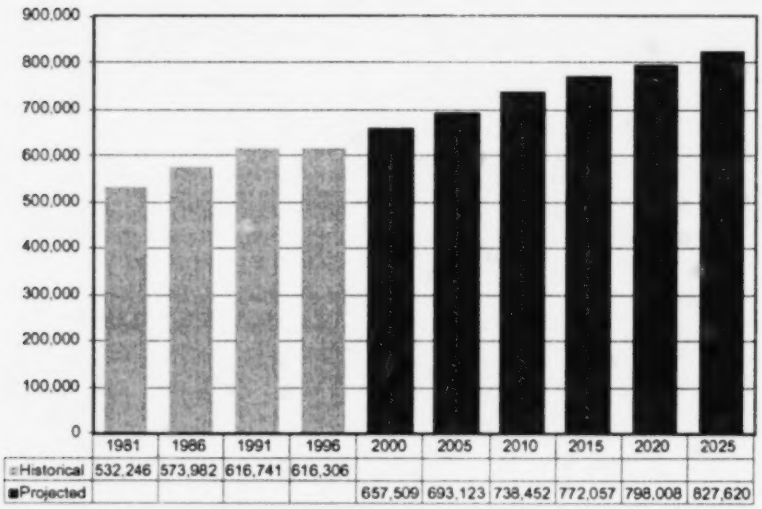
	2000	2005	2010	2015	2020	2025
Region	265,023	292,289	322,868	348,069	369,312	391,025
City	657,509	693,123	738,452	772,057	798,008	827,620

4.1.1 Historical Population Growth

A comparison of the population growth projections for the City of Edmonton with historical population growth in the City shows a marginally lower rate of growth is being projected for the future. Between 1986[27] and 2000, the City of Edmonton grew at an average annual rate of 0.98%. Over the next 25 years, Edmonton's population is projected to increase at an average annual rate of 0.92%.

[27] The population growth in the City between 1981 and 1986 is attributable, in part, to the annexation of lands into the City in 1982. For a more meaningful comparison, the historical growth between 1986 and 2000 has been measured.

Figure 6
Historical Population/Future Population Control Totals[28]
(City of Edmonton)



	1981	1986	1991	1996	2000	2005	2010	2015	2020	2025
Historical	532,246	573,982	616,741	616,306						
Projected					657,509	693,123	738,452	772,057	798,008	827,620

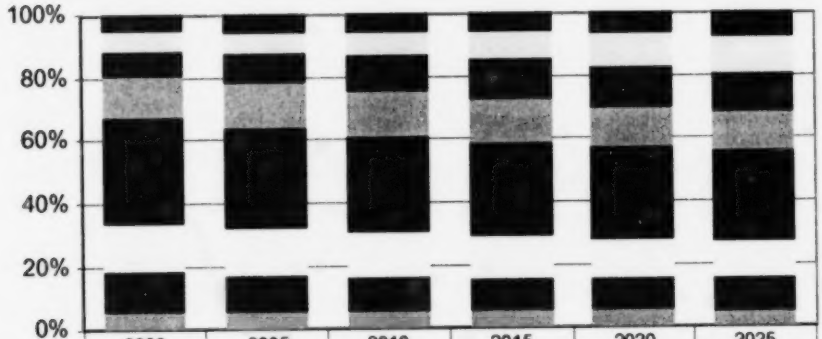
Growth in the first 10 years of the forecast period is projected to average 1.17% per year. The greatest increase in growth between periods is expected to occur between 2005 and 2010. During this period, the population is expected to grow by 1.3% per year for the City of Edmonton compared to 1.5% per year for the Edmonton CMA, and 2.0% for the Edmonton Region.

4.1.2 Aging of the Population

The age composition of the population control totals changes dramatically over the forecast period as depicted in the figure below.

[28] Historical data is based on Statistics Canada's federal census data (Cat. 93-909, 95-377, 95-190XPB). These figures do differ somewhat from historical population figures reported by the City for these same years.

Figure 7
Projected Control Total Age Composition



	2000	2005	2010	2015	2020	2025
75+	32,251	38,228	42,979	46,505	52,105	63,574
65-74	44,015	46,466	52,833	67,257	83,603	98,261
55-64	52,670	66,807	84,162	98,985	106,762	101,942
45-54	85,696	100,390	108,759	103,335	98,924	103,491
25-44	219,227	217,182	223,638	231,448	233,782	233,263
20-24	56,326	60,005	61,626	59,637	55,446	57,063
15-19	45,031	45,748	45,074	41,735	42,493	43,688
5-14	83,908	78,913	78,014	80,171	82,207	84,314
0-4	38,386	39,383	41,366	42,984	42,685	42,025

Between 2000 and 2025, the proportion of the total population over the age of 55 increases significantly, from approximately 20% to over 30%. Over the same period, the proportion of the total population that is less than 25 years of age declines from 34% to approximately 27%. The group between 25 and 54 years of age declines somewhat - from 46% to 41% of the total.

These significant shifts in the age composition of the projected population are control totals that are reflected in the district and zonal population allocations. A breakdown of the population control totals, by forecast period and age category, for both the City of Edmonton and Edmonton Region is provided in **Appendix A**.

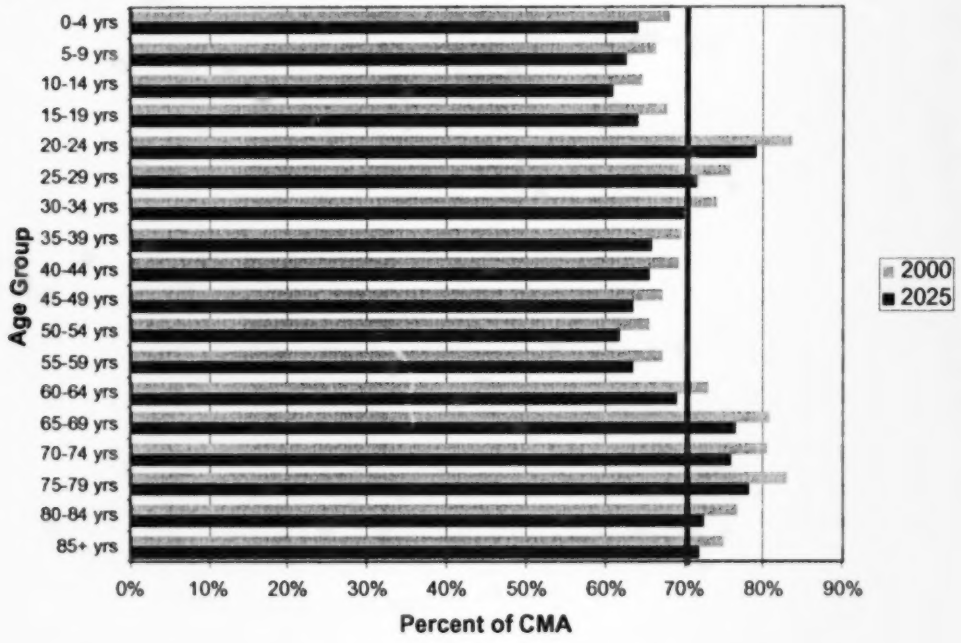
4.1.3 Edmonton's Share of Regional (CMA) Population by Age Cohort

The proportion of the Edmonton CMA population projected to reside in the City of Edmonton declines from 71.3% in 2000 to 67.9% in 2025. This forecast reflects the historic trend, where Edmonton's share of the region (CMA) population has declined from 74% in 1986 to the current level of just above 70 percent.

Further, the current and projected age breakdown of the Edmonton CMA population that will reside in Edmonton is expected to look significantly different than that for the Edmonton region. The following figure depicts the proportion of the Edmonton CMA population that will reside in Edmonton by age cohort.

Figure 8

Age Composition – Edmonton as a % of Edmonton CMA



From this figure, it is apparent that Edmonton's share of the CMA population is expected to decline in each age category over the forecast period. In addition, it shows that Edmonton will have a significantly higher than average share of the CMA's young adults (age 20-29 years) and seniors (age 65+). For all other age categories (including children, teenagers, and adults aged 30-59) except the 60-64 year age category, the City of Edmonton's share of the total region (CMA) will be disproportionately lower than that which resides in the region. The 60-64 year age category is the only one that is very close to Edmonton's share of total CMA population.

4.2 Population Allocation Assumptions

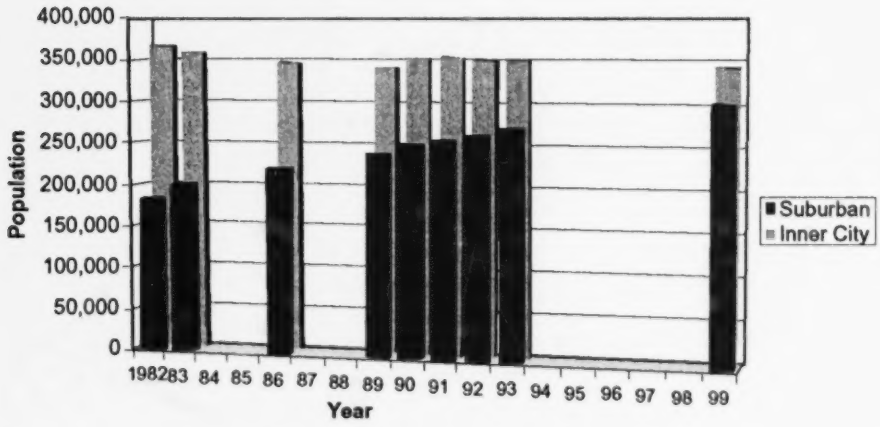
In completing the population allocation process, a number of assumptions regarding the location of new residential development and the redevelopment of

existing developed areas are required. An overview of the major considerations is discussed in the section below.

4.2.1 Where Will Population Growth in Edmonton Occur?

Residential development is expected to continue in all areas of the City. However, following historical patterns of growth, the majority of the residential development, and hence, population growth in the City, will take place in the suburban areas.

Figure 9
Historical Inner City Population[29]
(Historical data provided for available years)



Looking back over the past 18 years, growth in Edmonton's population has been primarily a result of growth in the Suburban areas. The population of the Inner City has fluctuated, over this period, but has generally declined.

Current expectations are that the majority of residential growth and development will continue to occur in the suburbs. However, recent trends and additional development opportunities indicate that growth can also be expected in the Inner City. In starting the population allocation analysis within the City of Edmonton, the amount of residential development and population growth that could reasonably be expected to take place in the Inner City was determined first. The

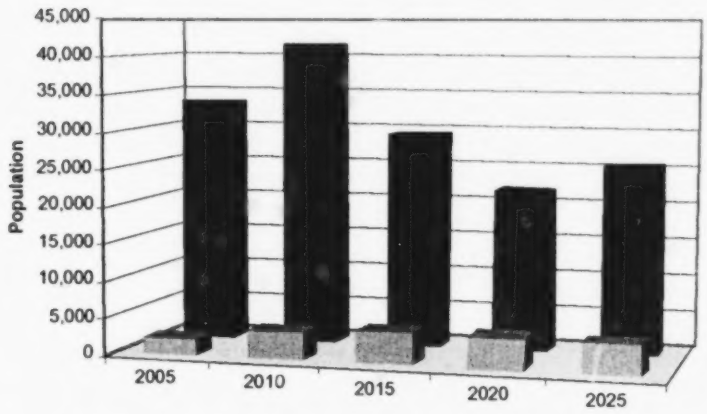
[29] Historical population figures as provided by the City of Edmonton.

remaining population growth implied by the population control totals was then allocated to the Suburbs. The results of this analysis are summarized in the figure below.

Figure 10

Proportion of Population Growth Allocated to Inner City and Suburban Areas

(Incremental growth from previous period)



	2005	2010	2015	2020	2025
Inner City	2,139	3,711	4,344	4,156	4,167
Suburban	33,472	41,618	29,262	21,794	25,447

4.2.2 Inner City Population Growth

Over the past 18 years, the population within the Inner City fluctuated between approximately 340,000 and 365,000.[30] More recently, between 1993 and 1999, the Inner City was reported to have experienced a decline in its population. While the Inner City has not experienced strong growth in its population base, it is expected that this trend will be reversed in the future based on recent building permit data and City initiatives and policies to promote the City's mature neighbourhoods.

The process to allocate the population across the Inner City was undertaken outside of the Population Allocation Model. The population allocated to each zone in the Inner City was inputted into the model and served as zone level control totals.

[30] The Inner City includes 11 traffic districts that were primarily developed prior to 1980.

4.2.2.1 Recent Building Permit Data

The recent increase in residential development and redevelopment in the Inner City is projected to offset the natural decline of neighbourhood populations in some areas of the Inner City, resulting in stabilization and, in some cases, an increase in the population.[31]

City of Edmonton building permit information for 2000 indicates that there has been a significant number of housing unit starts in the following Inner City districts:[32]

- **Downtown (CBD) – District 1**: 448 dwelling units
- **Downtown Fringe - District 22**: 413 dwelling units
- **University - District 2**: 297 dwelling units
- **Jasper Place - District 5**: 151 dwelling units

The number of dwelling units in these four districts represents approximately 30% of the total number of dwelling units for which a building permit was issued in 2000. Including the other traffic districts in the Inner City, the total number of permit dwelling units in the Inner City increases to 1,686, capturing 39% of the total permit dwelling units in that year. In 1999, permit dwelling units starts for Inner City traffic districts comprised 37% of total permit dwelling unit starts.[33]

4.2.2.2 City of Edmonton Policy Support

The recent upward trend towards residential growth and development in the Inner City is supported by a number of adopted planning and policy objectives. These are briefly summarized as follows:

- **Municipal Responsibility Areas – Planned Growth:**[34] Investment in mature neighbourhoods and business areas will be promoted.
- **Physical Growth Strategy:**[35]
  - We will make the most of what we have already built. Working with citizens and community and business organizations, we will sustain our mature residential neighbourhoods and business areas.

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[31] Natural declines in population are due to changes in family composition that result in a decreasing household size (e.g. children moving out of households, aging of baby boomers, changes in marital status). The maturation of neighbourhoods and how neighbourhood cycles have been incorporated in the analysis are discussed in a later section.

[32] City of Edmonton Building Permits by Traffic District, 2000 ($ Millions) – Edmonton's Monthly Economic Review (January / February 2001).

[33] 1999 City of Edmonton Building Permit Values by Traffic District ($ Millions) – Edmonton's Monthly Economic Review (January 2000).

[34] City of Edmonton, "Plan Edmonton – Edmonton's Municipal Development Plan", Bylaw No.11777, as amended, approved August 31, 1998, page 7.

[35] Ibid, page 11.

- We will optimize the use of public infrastructure by promoting infill development in existing neighbourhoods and business areas and accomodating higher density land uses along transportation corridors.
- We will promote investment in commercial and residential development in the Downtown and promote the Downtown as the focal point of our city.

- **Downtown Development:**[36] Ensure that downtown Edmonton is vibrant and alive – a magnet for business, commerce and people, with unique and attractive residential districts, diverse entertainment, recreation and cultural opportunities.
- **Reinvestment in Mature Neighbourhoods:**[37] Invest in the redevelopment and revitalization of mature neighbourhoods, including appropriate responses to the evolving needs of residents as community demographics change.

4.2.2.3 Population Growth Assumptions

Based on the recent growth experienced in the Inner City and the City's clear policies supporting Downtown and Inner City development, it is projected that the population in the Inner City will grow (albeit at a moderate rate) over the forecast period. It is assumed that the population of the Inner City will grow by 18,520 between 2000 and 2025. This represents 10.9% of total growth in the City and compares with population growth of 151,600 in Suburban areas over the same time period.[38] Excluding Miller and Griesbach, most of the net population growth in the Inner City is projected to take place in the downtown (CBD and CBD Fringe) and University areas, through re-development of lands or development of vacant lands.

In the Inner City, residential development will be dominated by re-development of existing residential lands. Examples include older single-family houses that have been replaced with low and high-rise residential developments in the downtown fringe, and, in the downtown core, warehouses that have been converted into residential units. There are also a number of vacant or underused parcels of land in the Inner City that could host new residential developments (e.g. J.B. Little Site in Riverdale, Griesbach).

An overview of the assumptions made regarding population growth in the Inner City include the following:

- **Downtown Housing (District 1 - CBD)**: The Capital City Downtown Plan identifies a number of strategies and policies directed towards encouraging residential development in the CBD. This includes promotion

[36] Ibid, page 17.
[37] Ibid, page 20.
[38] Excluding Miller and Griesbach, the population in the Inner City is projected to grow by 8,200.

of a variety of housing choice and a target resident population in the downtown of 10,000 by 2004.[39]

Based on the population allocation assumptions, the population of the CBD is projected to grow to 8,000 in 2005 and 11,400 in 2025. For the period 2000-2025, the population of the Downtown core is projected to increase by 4,300, representing a 60% increase over the population base of 7,150 in 2000.

- **CBD Fringe Development (District 22)**: Vacant lands surrounding the downtown core will also provide opportunity for new residential development, along with the redevelopment of existing residential lands. Some of these areas are identified in the Capital City Downtown Plan as desirable locations for residential developments.

  The population of the CBD Fringe is projected to grow from 44,130 in 2000 to 47,820 in 2025, representing an 8.4% increase in population.

- **University (District 2)**: The university area will continue to be an attractive area for residents, especially smaller households (e.g. students, young professionals, empty nesters), and has potential for further development that will result in greater densities than currently exist.

- **Londonderry (District 10)**: While most of the neighbourhoods in District 10 are mature, there is one new neighbourhood (Miller) that is in the process of being developed.

- **Calder (District 9)**: District 9 includes the current Griesbach lands which contain army housing units and a few facilities. There is a development proposal to redevelop this area to accommodate a population of 9,000 to 13,000 at build-out.[40] Development is expected to comprise a similar housing mix as what is available in Terwillegar Heights.

- **Bonnie Doon (District 14)**: While it is recognized that there may be further residential development throughout the Bonnie Doon district, many of these developments are assumed to result in a stabilization of the population base. One exception is Ritchie where a net increase in population is projected with the anticipated construction of additional multi-family units in this neighbourhood.

In addition to the development and redevelopment of residential properties, neighbourhoods will also progress through various stages of maturity. The incorporation of neighbourhood cycles is discussed in Section 4.2.4 below.

[39] City of Edmonton Planning & Development, "Capital City Downtown Plan", April 30, 1997.
[40] Current population in this zone is approximately 2,000. The estimated population at build-out will depend on the development proposal approved for the area.

4.2.3 Suburban Population Growth

In the suburban areas, residential growth will largely be comprised of new subdivisions and housing units. New development in the suburban areas is typically guided by one or several planning documents: Servicing Concept Design Brief (SCDB), Area Structure Plan (ASP), and / or Neighbourhood Structure Plan (NSP).

> *"Our suburban residential areas will provide for choice of housing style and location and include a mix of single and multiple family housing."*[41]

4.2.3.1 Allocation of Population to New Growth Areas

The allocation of growth throughout the Suburban areas has been based on the assumptions employed by the City in preparing its report on partially built neighbourhoods. These are as follows:

- The rates of development in each quadrant of the City approximate the average development rates of the past ten years.[42]
- New development would be distributed among the developing neighbourhoods in each quadrant.
- No constraints (e.g. servicing problems, unwillingness of existing land owners to sell lands) would exist that would hinder the completion of a neighbourhood.

Where appropriate, these assumptions have been modified to account for recent development trends and the allocation of residential development (and associated population growth) within the population control total targets for the Suburban areas.

4.2.3.2 Analysis of Population Growth by Quadrant

For the purposes of evaluating the potential for residential growth in the Suburban areas, Edmonton was divided into four geographic quadrants as depicted in the following figure.

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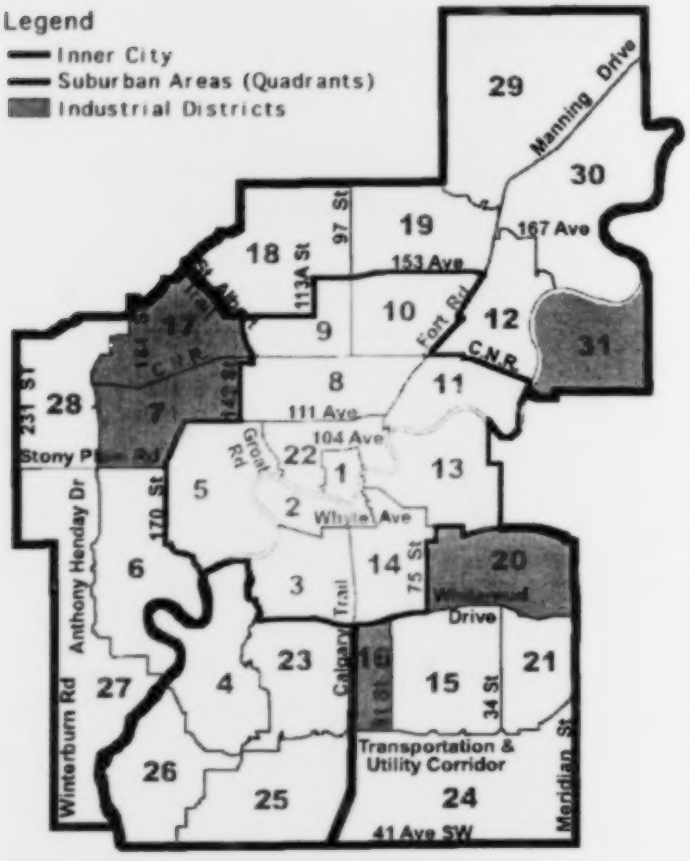
[41] City of Edmonton Planning & Development, "Edmonton's Municipal Development Plan", bylaw No 11777, As Amended, Approved August 31, 1998, page 12.

[42] The proposed redevelopment of lands in Griesbach (Inner City, District 9 – Calder) is anticipated to offer homebuyers an alternate location in the north end of the City. As a result, growth in the north quadrant of the City's Suburban area includes redevelopment in Griesbach. In addition, growth in the northeast quadrant includes residential development in Miller (Inner City, District 10 - Londonderry).

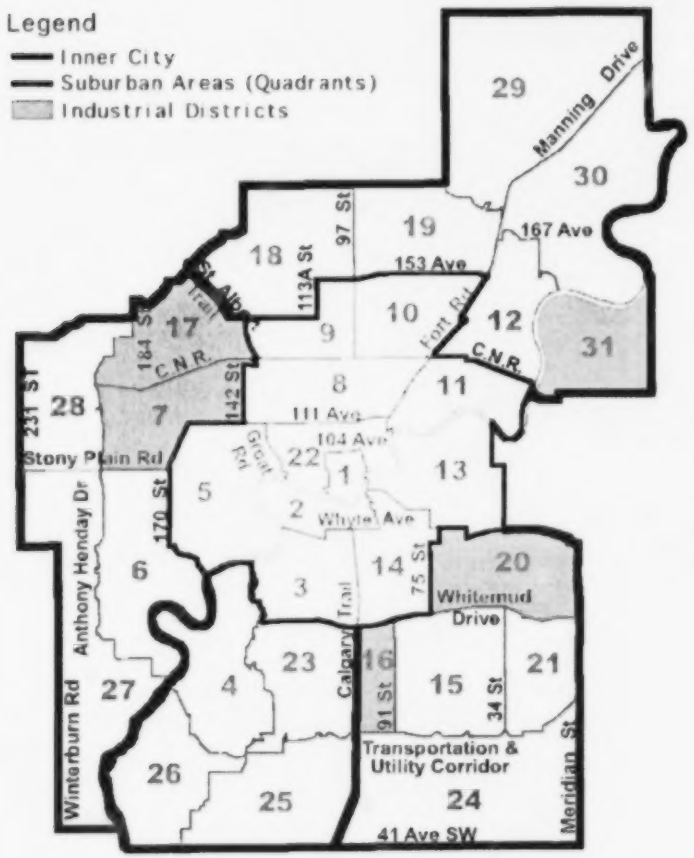
Figure 11
Quadrant Analysis[43]
City of Edmonton



Using historical growth patterns, defined by single family lot registration, as rough guidelines for future population growth, increases in the Suburban population forecasts were allocated to the quadrants as depicted below.

[43] The North quadrant is further broken down by the City into North and Northeast quadrants. For the purposes of presenting results, however, these quadrants were combined to keep the boundaries of Traffic District 19 intact.

Figure 11
Quadrant Analysis[43]
City of Edmonton



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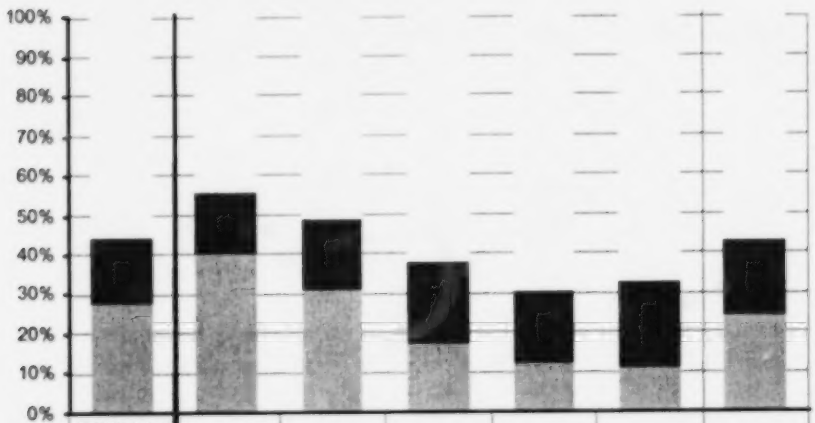
[43] The North quadrant is further broken down by the City into North and Northeast quadrants. For the purposes of presenting results, however, these quadrants were combined to keep the boundaries of Traffic District 19 intact.

Figure 12
Share of Suburban Population Growth by Quadrant
City of Edmonton



	10-Yr historical SF lot registration rate	2005	2010	2015	2020	2025	2000-2025
North - Inner City	0.0%	4.9%	4.8%	7.0%	8.9%	7.8%	6.4%
North - Suburban	36.3%	27.5%	30.5%	25.6%	28.2%	28.6%	28.2%
Southeast	19.6%	12.0%	16.1%	29.4%	32.5%	30.7%	22.7%
West	16.5%	15.4%	17.6%	20.6%	18.7%	22.1%	18.6%
Southwest	27.6%	40.1%	31.1%	17.3%	11.7%	10.7%	24.1%

From the figure above, it is evident that population growth across the quadrants has been allocated in a roughly equal fashion over the forecast period. Further, a comparison of the10 year historical single family lot registrations by quadrant of the City with the cumulative allocation of population growth to the same geographic areas show that the historical pattern of growth has been successfully mirrored in the population allocation process. It is interesting to note that over the 25 year forecast period, cycles of development are noticeable, reflecting the changing relative desirability of various areas in the City over time. In the near term, for example, growth is projected to be higher in the Southwest quadrant due to the anticipated level of development that is expected to occur in this area in over the next few years.[44] This immediate term trend gives way to higher proportionate growth in other quadrants of the City over the medium and longer term of the forecasts.

It should be noted that the figures for the North quadrant have been disaggregated between those area that fall within the Suburban areas and those in the Inner City. There are two areas that geographically lie within the Inner City (Miller and

[44] Based upon discussions with the Project Steering Committee and Planning and Development officials, there is expected to be relatively high demand for housing in the Southwest in the near term.

Griesbach) that are currently expected to develop in a fashion similar to undeveloped lands in the Suburban areas. As a result, these areas are expected to compete in similar markets for residential demand in the Suburban areas and have thus been included in this stage of the analysis.

4.2.3.3 Identification of New Growth Areas

Within each of the quadrants, new growth areas were defined to fall within the Suburban area of the City and include lands for which an Area Structure Plan (ASP) exists. Due to current development pressures in the Southwest sector of the City, Heritage Valley and Terwillegar Heights are also included as new Suburban development areas, even though these areas only have a Servicing Concept Design Brief and no formal ASPs had been developed at the time of this analysis.

Assumptions regarding the location and timing of growth in the new growth areas of the City have been primarily based upon Planning and Development's report "Partially Built Neighbourhoods".[45] This report documents the status of residential development in new or partially completed communities since the 1981 annexation, including those listed in Table 1.

[45] Partially Built Neighbourhoods – City of Edmonton Planning and Development Department, January 12, 2001.

Table 1
New & Partially Built Neighbourhoods[46,47]

Suburban Quadrant	ASP	Neighbourhood
North	Castle Downs & Ext.	Canossa, Chambery, Elsinore,
	Lake District	Belle Rive, Eaux Claires, Klarvatten, Mayliewan, Ozerna
	Palisades	Carlton, Cumberland, Hudson, Oxford
Northeast	Clareview OP	Clareview Town Centre, Fraser
	Pilot Sound	Hollick Kenyon, Matt Berry, Miller[48]
Southeast	Ellerslie	Summerside
	Meadows	Larkspur, Silver Berry, Wild Rose
Southwest	Heritage Valley	Blackburne, Blackmud, Richford
	Kaskitayo	Keheewin
	Riverbend	Bulyea Heights, Carter Crest, Falconer Heights, Ogilvie Ridge
	Terwillegar Heights	Haddow, Hodgson, Leger, Terwillegar Towne
	Twin Brooks	Twin Brooks
West	Grange	Glastonbury, Hamptons
	Lewis Farms	Breckenridge Greens, Potter Greens, Webber Greens
	West Jasper Place	Donsdale, Ormsby Place, Terra Losa, Wedgewood Heights

4.2.3.4 Timing of New Residential Development

Neighbourhoods with approved Neighbourhood Structure Plans (NSPs) and which are partially built out have been assumed to be developed first. These areas are identified in Figure 13 as Residential (Developing).

Development was extended into recently approved and undeveloped neighbourhoods and other currently "unapproved" neighbourhoods in the ASPs as required to meet projected population growth in each quadrant of the City. Assumptions regarding the direction of growth within each quadrant (i.e. the identification of which future neighbourhoods would be approved for development)

[46] Represents neighbourhoods approved since 1981.

[47] Based on the "Partially Built Neighbourhoods" report, the single-family lots in the following neighbourhoods were largely built out at the time of analysis, or were expected to be built out by 2000: Hollick-Kenyon, Blackburne, Keheewin, Bulyea Heights, Carter Crest, and Ogilvie Ridge. Any population growth in these neighbourhoods over the forecast period is due to development of multi-family developments and natural growth in the population (i.e. births).

[48] Geographically, Miller is included as part of the Inner City (District 10). From an analytical perspective, Miller was treated in a similar fashion to other Suburban areas.

of the City were based on staging assumptions included in the ASPs and discussions with the City planners in the respective quadrants. New neighbourhoods projected to commence development over the forecast period include those listed in Table 2. These areas are identified in Figure 13 as Residential (Future Development) areas.

Table 2
Future Developing Neighbourhoods

Suburban Quadrant	ASP / District	Neighbourhood - as per ASP (Zone in brackets)
North	Lake District	Schonsee
	Castle Downs	Palisades Neighbourhood 1, Rapperswill
Northeast	Pilot Sound	Brintnell, Neighbourhoods 4, 5, 6
Southeast	Meadows	Neighbourhood 4
	Ellerslie	Neighbourhoods 2 and 3+4
Southwest	Heritage Valley East[49]	Neighbourhoods 3-6, 8
	Terwillegar Heights	Neighbourhoods 2d, 3, 4a, 4b
	Heritage Valley West[50]	Windermere Estates
	Kaskitayo[51]	Heritage Mall
West	Grange	Neighbourhood 3
	Lewis Farms	Neighbourhoods 4, 5, 6, 7, 8
	West Jasper Place[52]	Wedgewood Estates, Westridge, Oleskiw Area

4.2.3.5 Future Residential Development in Suburban Areas

Figure 13 depicts the Suburban areas in Edmonton where residential development has been assumed to take place. Those areas currently under development, but only partially built out have been identified as **Residential (Developing)**. Those areas that have approved Area Structure Plans or conceptual plans, and are needed to accommodate the growth implied by the control totals (as allocated to the Suburban areas), are identified as **Residential (Future Development)**.

[49] A number of neighbourhoods as defined in the SCDB are included within the two traffic zones identified. It is assumed that development will proceed sequentially through the neighbourhood phases, and that development will reach into Neighbourhoods 3 and 4 over the forecast period. Development of additional neighbourhoods located in the traffic zones listed may or may not occur over the forecast period.

[50] A relatively small-scale development is proposed in this area resulting in a net population increase of 100 people. With the completion of the Southwest portion of the Ring Road, it is anticipated that this area may attract more development, but municipal servicing issues will remain a barrier to development.

[51] A major redevelopment plan is in place for Heritage Mall that would involve converting half of the Mall to multi-family development. It was assumed this would result in a net population increase of 1,250 over the forecast period.

[52] Future proposed development in these areas is relatively small-scale and is expected to result in net population increases of 200 to 1,000 people over the forecast period.

Table 1
New & Partially Built Neighbourhoods[46,47]

Suburban Quadrant	ASP	Neighbourhood
North	Castle Downs & Ext.	Canossa, Chambery, Elsinore
	Lake District	Belle Rive, Eaux Claires, Klarvatten, Mayliewan, Ozerna
	Palisades	Carlton, Cumberland, Hudson, Oxford
Northeast	Clareview OP	Clareview Town Centre, Fraser
	Pilot Sound	Hollick Kenyon, Matt Berry, Miller[48]
Southeast	Ellerslie	Summerside
	Meadows	Larkspur, Silver Berry, Wild Rose
Southwest	Heritage Valley	Blackburne, Blackmud, Richford
	Kaskitayo	Keheewin
	Riverbend	Bulyea Heights, Carter Crest, Falconer Heights, Ogilvie Ridge
	Terwillegar Heights	Haddow, Hodgson, Leger, Terwillegar Towne
	Twin Brooks	Twin Brooks
West	Grange	Glastonbury, Hamptons
	Lewis Farms	Breckenridge Greens, Potter Greens, Webber Greens
	West Jasper Place	Donsdale, Ormsby Place, Terra Losa, Wedgewood Heights

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	Terwillegar Heights	Neighbourhoods 2d, 3, 4a, 4b
	Heritage Valley West[50]	Windermere Estates
	Kaskitayo[51]	Heritage Mall
West	Grange	Neighbourhood 3
	Lewis Farms	Neighbourhoods 4, 5, 6, 7, 8
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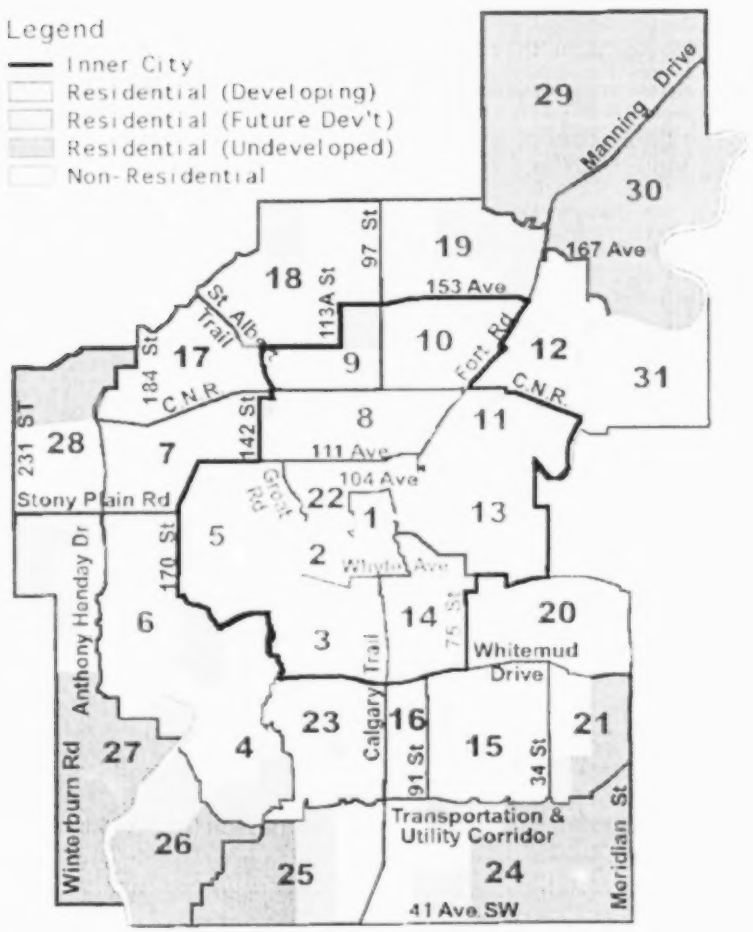
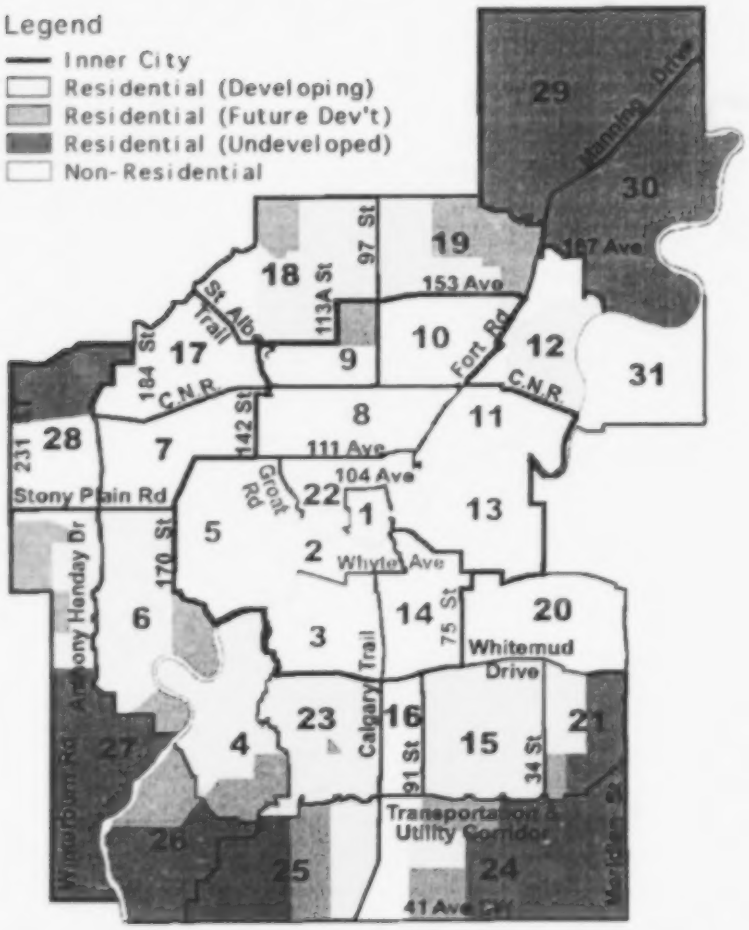
[52] Future proposed development in these areas is relatively small-scale and is expected to result in net population increases of 200 to 1,000 people over the forecast period.

Figure 13
Suburban Residential Growth Areas
Edmonton



All other areas that have been designated for residential development, but have not been identified as needed to accommodate the population growth projected to the end of 2025 have been denoted as **Residential (Undeveloped)**. This includes the lands northeast of the Future Ring Road (Land Bank and Northeast Edmonton) and other outlying residential lands within the City's corporate limits. This assumption is consistent with the stated objectives of the City's Municipal

Figure 13
Suburban Residential Growth Areas
Edmonton



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Development Plan. Non-residential lands have also been identified as these, under existing zoning, are not available for residential development.

4.2.3.6 Single Family versus Multi-Family Development

The projected neighbourhood completion dates provided in the report "Partially Built Neighbourhoods" were used as a starting point to allocate population growth across the Suburban areas.[63] In this process, single-family units were assumed to be developed first. In the future developing areas, once approximately 70% of the single family units in a given NSP were constructed, the multi-family component of the plan was assumed to commence development.[64]

4.2.4 Neighbourhood Cycles

It is evident that neighbourhoods go through population, socio-economic and demographic cycles.[65] The nature of future demographic changes depends upon the neighbourhood, its characteristics and location. In allocating population forecasts to the traffic districts and zones, consideration was given to the life cycle of neighbourhoods.

The cycle of the neighbourhood has been defined to progress through four general stages of maturation. These are briefly summarized as follows:

- **New Development (A)**: The population of the neighbourhood is increasing through the development of vacant lands. New housing generally attracts young families with young children.
- **Growth (B)**: After the neighbourhood has been fully built out, additional growth occurs as families grow and the number of individuals per dwelling unit increases. Net migration is not a significant factor affecting the population of the area.
- **Decline (C)**: Generally, the families who moved into the neighbourhood continue to live in the neighbourhood and the composition of the neighbourhood is fairly stable; however there is a general decline in population as the children in the area mature and move out of the family home. There is an increasing number of "empty nesters" as children have grown to be young adults and have moved out of the neighbourhood.
- **Mature**: Generally, the population of the neighbourhood is stable (**D**), however the extent of net-migration will determine if the population of the area increases, decreases or stays the same. Generally, if the area attracts

[63] Partially Built Neighbourhoods – City of Edmonton Planning and Development Department, January 12, 2001.

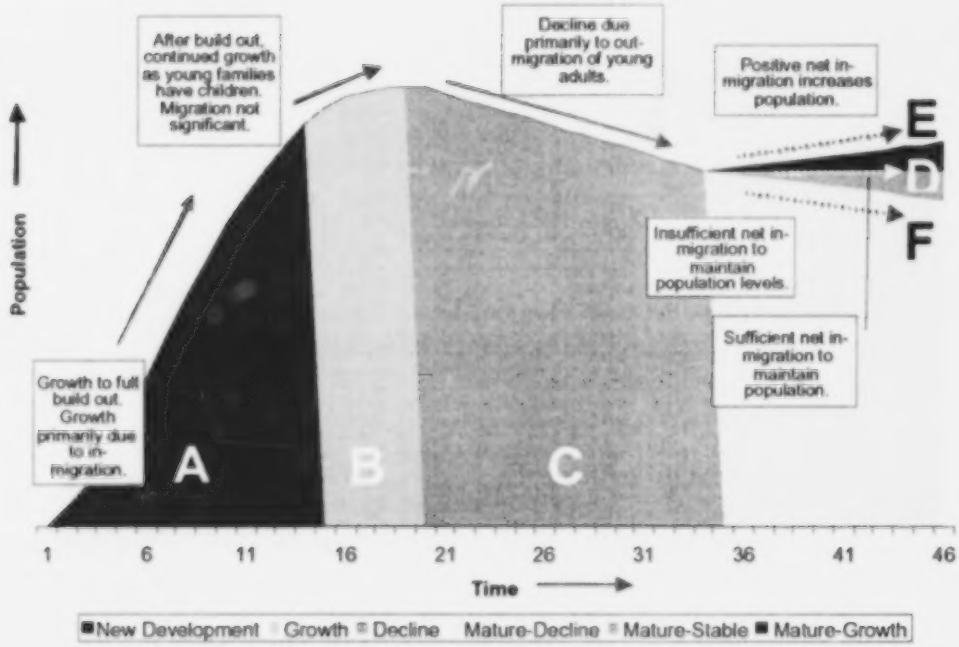
[64] In the "Partially Built Neighbourhoods" report, it is stated, "Multiple family housing tends to be built in the later stages of neighbourhood development ... ". (page 18 of 36)

[65] All neighbourhoods go through demographic cycles. It is most noticeable in this analysis for those neighbourhoods that have a minimal amount of net migration.

young families (replacing the "empty nesters") there can be an increase in neighbourhood population (**E**). In later years this will be reinforced as families grow. Net in-migration can also be encouraged through redevelopment, especially if density increases (replacing single family units with multi-family units). Where net migration is negative (**F**), the neighbourhood will continue to decline in population. This is sometimes reinfoced by less desirable economic and social conditions in the area.

Each of these stages is depicted graphically in the figure below.

Figure 14
Mature Neighbourhood Cycle
Edmonton



For each traffic zone in the City, an analysis was conducted to identify the stages of each neighbourhood over the forecast period. In projecting the various demographic cycles, the population control totals for the City had to be taken into account to ensure that the assumptions of population in each neighbourhood would add to the City's population targets. This had a particular impact in the later years of the forecast period, where population growth assumptions for the mature

neighbourhoods had to be relaxed to reflect, at a minimum, a stable or increasing population base.

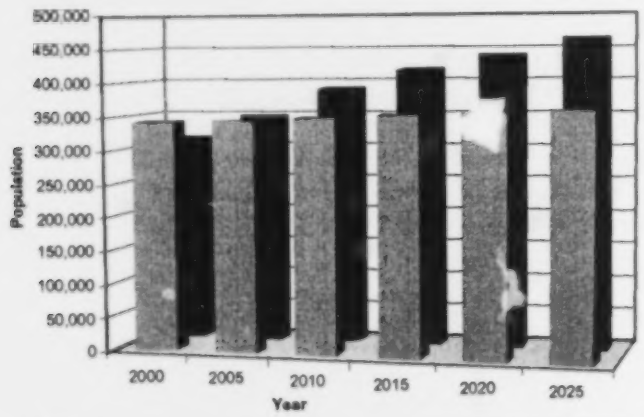
4.3 Population Allocation Results

The results provided in this Summary Report focus on the population allocations at the sector (i.e. Inner City, Suburban and Other) and traffic district levels with references to findings at the more detailed traffic zone levels, where appropriate. The population allocation results by traffic district are provided in **Appendix B**. The detailed results of the population allocations at the traffic zone levels are provided in the Technical Report.

4.3.1 Inner City Versus Suburban Population Growth

The figure below illustrates the total population growth expected to occur in Edmonton over the forecast period.

Figure 15
Future Population Growth in the City[56]



	2000	2005	2010	2015	2020	2025
Inner City	342,655	344,794	348,505	352,849	357,005	361,172
Suburban	312,309	345,781	387,399	416,661	438,455	463,902

Overall, the City of Edmonton is projected to grow from 657,511 in 2000 to 827,621 by 2025, representing a 26% increase in population over this time period. As expected, the majority of the population growth in the City will occur in the Suburban areas, with marginal increases in the Inner City population. The

[56] 2000 figures represent change from 1999.

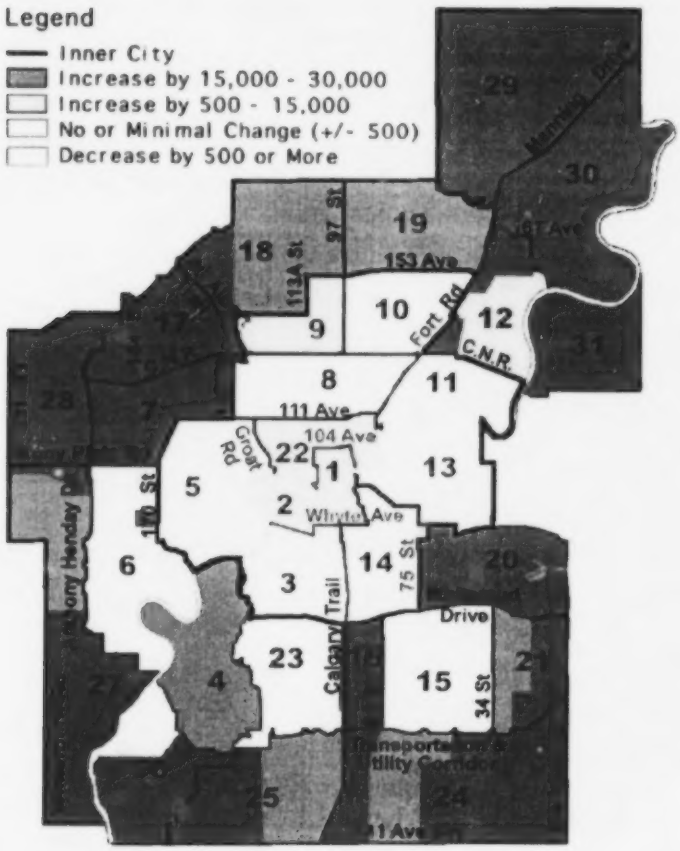
population in the Suburban areas is projected to increase by 49% between 2000 and 2025, compared to only a 5.5% increase in population in the Inner City. As a result of these projections, the population of the Suburban areas will surpass the population of the Inner City in 2010.

In the industrial (Other) areas, it is expected that the population will not change significantly over the forecast period. It is assumed that the existing residential developments will continue to exist, and that cohort growth and migration in and out of these areas will only result in stabilizing the existing population. Because the total population residing in the Other areas was about 2,550 in 2000, further discussion of population allocations will be limited to the Inner City and Suburban areas of the City.

4.3.1.1 Traffic District Population Growth

The allocation of the total population projections by traffic district is summarized in the figure below.

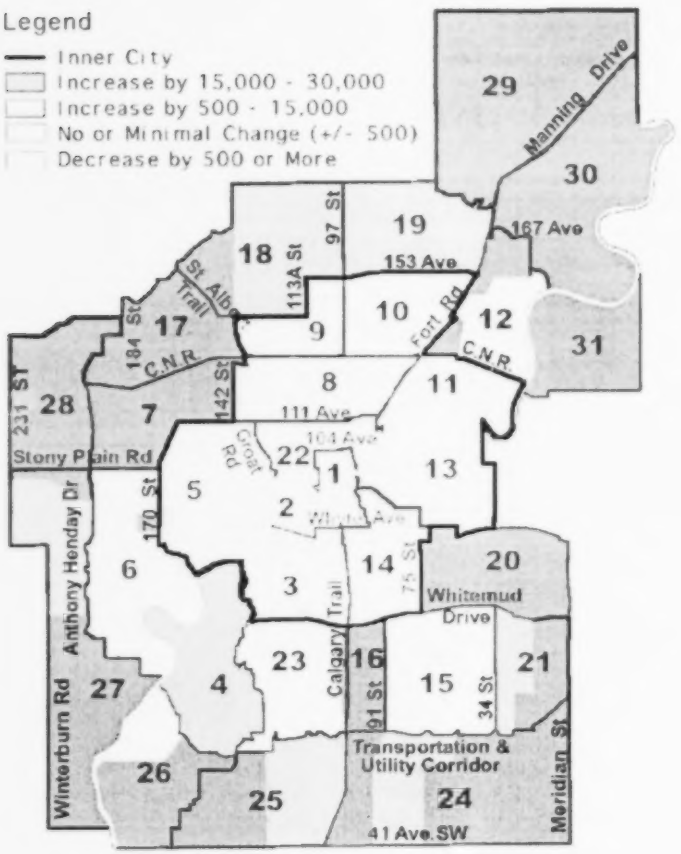
Figure 16
District Population Projections
(Cumulative change in population between 2000-2025)



As expected, the traffic districts projected to have the largest population increases between 2000 and 2025 are located in the Suburban area and include the following districts (figures represent population growth estimates):

- District 27 (West Edmonton) – 31,024
- District 19 (Lake District) – 24,578

Figure 16
District Population Projections
(Cumulative change in population between 2000-2025)



As expected, the traffic districts projected to have the largest population increases between 2000 and 2025 are located in the Suburban area and include the following districts (figures represent population growth estimates):

- District 27 (West Edmonton) – 31,024
- District 19 (Lake District) – 24,578

- District 21 (Meadows) – 22,687
- District 4 (Riverbend) – 22,476
- District 18 (Castle Downs) – 21,939
- District 24 (Ellerslie) – 21,028
- District 25 (Heritage Valley East) – 19,611

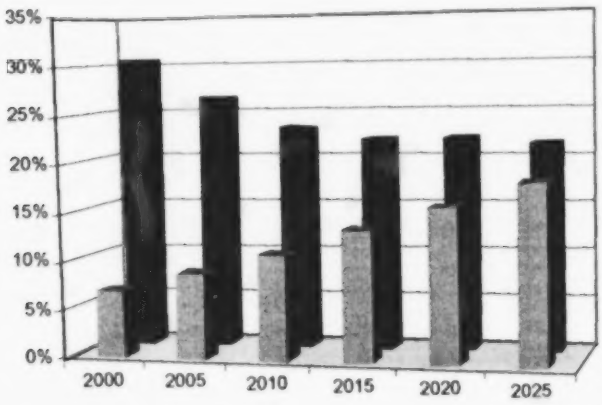
Most Traffic Districts have a number of neighbourhoods that are at various stages of the maturation cycle. As a result, often within a Traffic District there will be neighbourhoods that are increasing and others that are decreasing. An interesting exception to this is Mill Woods (District 15). Because of the homogenous nature of this Traffic District, many neighbourhoods were developed over a narrow timeframe and as a result, are in the same stage of maturity. This explains the projected population decline of this District.

4.4 Population Allocations By Age Category

Population totals have been allocated to traffic districts by age category. The results of this allocation are provided for aggregated age categories in **Appendix C**.

There are a number of observations that can be made from reviewing the demographic data. One of the more pervasive is related to the general aging of the population and in particular the aging of the population in the Suburban areas over the forecast period. Between 2000 and 2025, the portion of residents less than 20 years of age living in the Suburban areas is projected to decline from 31% to 21%. At the same time, the number of residents 65+ is projected to increase from 7% to 18%. The proportion of the Suburban area population between 20 and 65 years is projected to fluctuate between 60% and 65% of the Suburban area total. Over the same period, the demographic composition of the Inner City is projected to remain relatively constant.

Figure 17
Suburban Area Demographic Shifts
(Percent of Suburban Area Population)

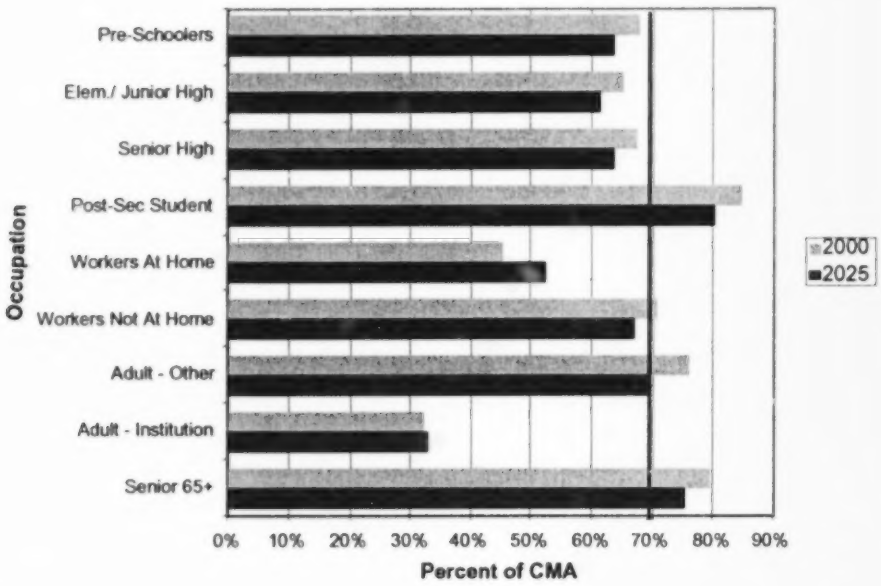


	2000	2005	2010	2015	2020	2025
65+ years	7%	9%	11%	13%	16%	18%
0-19 years	31%	26%	23%	22%	22%	21%

4.5 Population Allocations by Occupation

The further breakdown of population forecasts by occupation category provides information about the primary activities of residents and how the occupation composition of residents compares across the City. Detailed results of the occupation allocations by traffic district are provided in **Appendix D**.

Figure 18
Projected Occupation – Edmonton as a % of Edmonton CMA



Generally, Edmonton will be home to a higher than average proportion of Post-Secondary Students and Seniors when compared to the Edmonton region. With the exception of the Adult-Other category, the proportion of all other occupation groups will be lower than average.

Of particular note is Workers at Home, where Edmonton's share of the CMA total is below 50% in 2000. This is primarily due to the farm and agri-based business in the region that is classified as home based work. Also, this is one of only two categories for which Edmonton's share of the CMA total increases over the forecast period. The other category showing an increase for Edmonton over the forecast period is Adult – Institution.

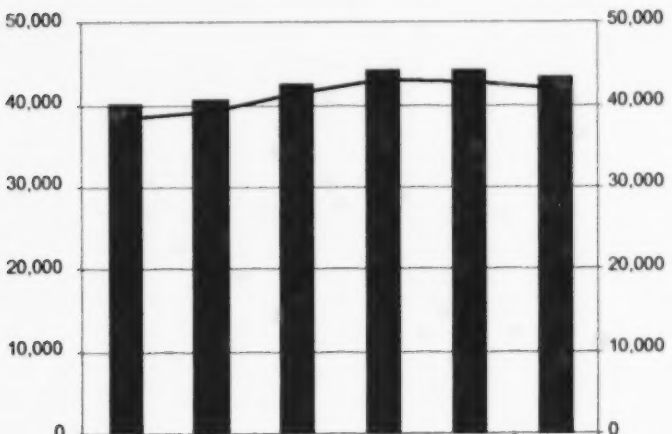
Edmonton has a below average proportion of pre-school and school aged children, due in large part to the net out-migration of families from the City to other communities in the Region. This historic trend is projected to continue over the forecast period due to the amenities and the relative cost of housing in these areas as compared to the City.

4.5.1.1 Pre-Schoolers

The number of pre-schoolers in the City is based on the age group control totals. In addition to 100% of the 0-4 age group, the number of pre-school children also includes an average of just under 5% of the population in the 5-9 year age group. As a result, the pre-school occupation category follows the 0-4 year age category very closely as depicted in the figure below.

The number of pre-schoolers is projected to increase from 40,080 in 2000 to 44,400 in 2015.[57] After this point in time, it is projected that the number of pre-schoolers will then experience subsequent marginal declines in 2020 and 2025.

Figure 19
Pre-Schoolers Compared to 0-4 Year Age Category

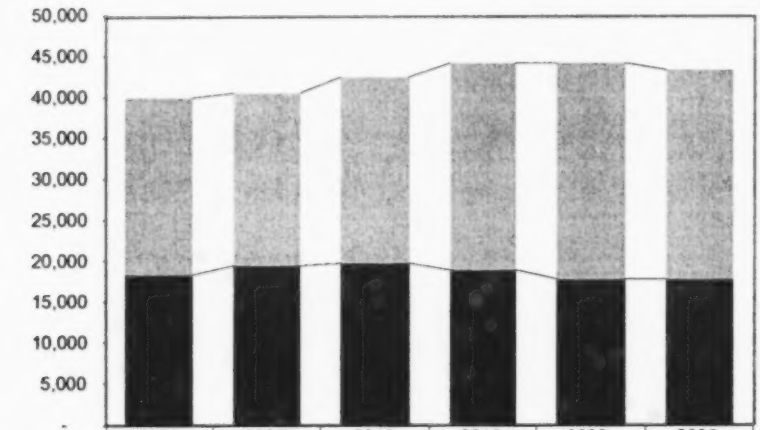


	2000	2005	2010	2015	2020	2025
Pre-Schoolers	40,081	40,607	42,717	44,400	44,227	43,524
0-4 yrs	38,386	39,357	41,415	43,005	42,720	42,024

Currently within Edmonton, the number of pre-schoolers in the Inner City compared to the Suburban areas is fairly equally represented. Over the forecast period however, the number of preschools in the Suburban areas becomes an increasing proportion of the total. This results from a higher proportion of new families moving to the Suburban areas as these areas grow.

[57] Figures include people residing in the "Other" (industrial) area of the City.

Figure 20
Population Allocations for Pre-Schoolers

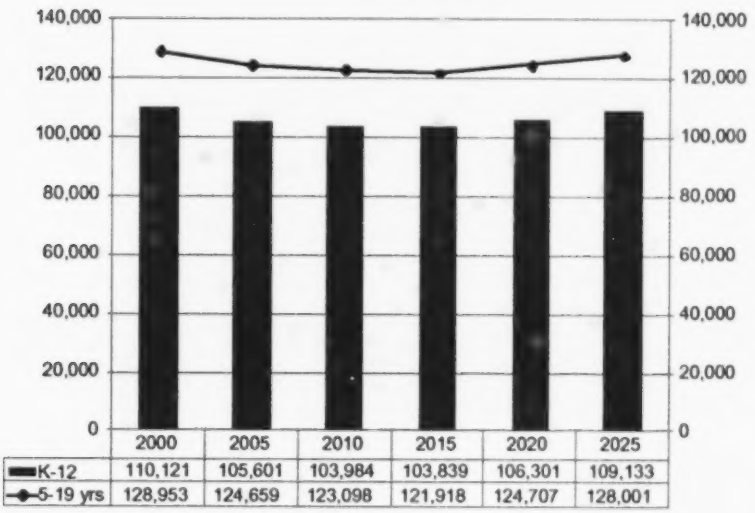


	2000	2005	2010	2015	2020	2025
Suburban	21,527	20,875	22,703	25,261	26,262	25,406
Inner City	18,411	19,615	19,900	19,031	17,863	18,010

4.5.1.2 Primary and Secondary Education

As with the pre-schoolers, the number of school aged children in the City is also based on the age group control totals. Individuals in this occupation category include those children and, in some cases, young adults who are attending elementary, junior high or senior high school as their primary source of activity. Based on an analysis of the 1999 municipal census data, it was assumed that school aged individuals would comprise 95% of the 5-9 age group, 100% of the 10-14 group and 64% of the 15-19 age group. At a more disaggregated level, the allocation of individuals in primary and secondary education across the traffic districts and zones is based on the aging of individuals (cohort survival) currently residing in the area along with in-migration (and out-migration, to a lesser extent).

Figure 21
K- 12 School Compared to 5-19 Year Age Category



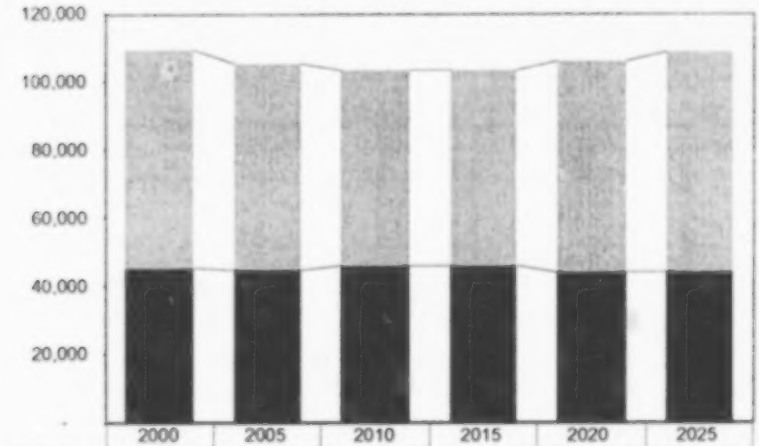
	2000	2005	2010	2015	2020	2025
K-12	110,121	105,601	103,984	103,839	106,301	109,133
5-19 yrs	128,953	124,659	123,098	121,918	124,707	128,001

The number of school-aged individuals is projected to exhibit different growth patterns than what is found with pre-schoolers. School aged children are forecasted to steadily decline in the first years of the forecast period from 110,120 in 2000 to 103,840 in 2015.[58] After 2015, the City is then projected to experience positive growth in this category, achieving levels close to the 2000 estimates by the end of the forecast period (109,130 in 2025).

Much of the variation in the total for this occupation category is due to changes in the total number of school age children in the Suburban areas. While the number of school age children in the Inner City is projected to remain fairly constant over the forecast period (ranging between 44,300 and 46,500), the total in the Suburban areas ranges between approximately 57,200 and 64,600.

[58] Figures include people residing in the "Other" (industrial) area of the City.

Figure 22
Population Allocations for K-12



	2000	2005	2010	2015	2020	2025
Suburban	64,369	60,400	57,234	57,521	61,490	64,535
Inner City	45,422	44,879	46,443	46,038	44,555	44,344

4.5.1.3 Post-Secondary Education

Nationally, the number of Canadians with at least some Post Secondary education has been increasing at a rate greater than the increase in the population rate. In Alberta increasing enrollments have been attributed to the growing participation of women in advanced education and the need for all citizens to pursue life long learning to maintain their marketability in the labour market place.[68]

The rate of increase in attendance at post-secondary institutions is, however, expected to level off. A recent study by Ellwood projects that the proportion of the working age population with a college degree or more may increase only marginally over the next 20 years.

> *". . . even under the most optimist scenario, barring a major change in immigration policies, the fraction of the labor force which is college educated will grow by only 5 percentage points (over the next 20 years) . . . "*[69]

Similarly, the total of college graduates and those working age individuals with some post secondary schooling, in some scenarios, may slightly decline from

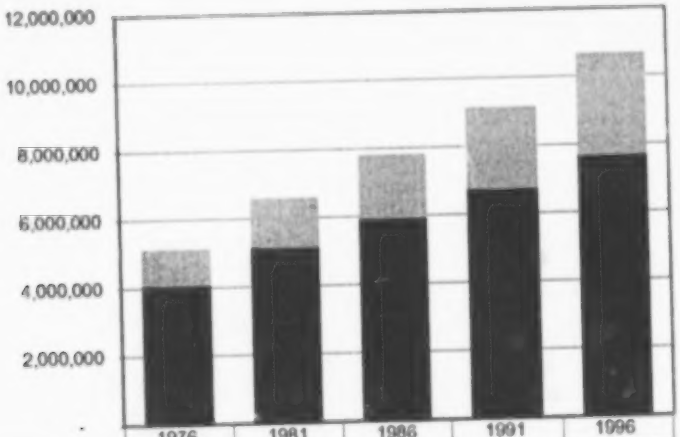
[68] Calgary Faculty and Student Alliance – Third Edition
[69] Ellwood, David T., "The Spluttering Labor Force of the 21st Century: Can Social Policy Help?" National Bureau of Economic Research, June 2001, page 3.

current levels. This would be due to the high demand placed on workers to satisfy future job requirements.

Figure 23

Canadians With Post Secondary Education

(Canadian Population 15 years and over with Post Secondary Education) [61]



	1976	1981	1986	1991	1996
University degree	1,086,370	1,490,180	1,878,480	2,419,750	3,000,695
Some post secondary	4,077,825	5,145,355	5,927,950	6,761,505	7,684,435

The projections of the number of individuals whose primary activity is attending post-secondary education are based on assumptions regarding the participation rates for attending post-secondary and the population base upon which the participation rates are applied. Based on recent trends in increasing enrollment at post secondary institutions, it is projected that the post-secondary participation rate in each zone will continue to grow over the forecast period, at a rate of 3% over the rate in the previous 5-year period. Determination of the population base is calculated as follows:

[61] Statistics Canada – Population 15 years and over by highest degree, certificate or diploma.

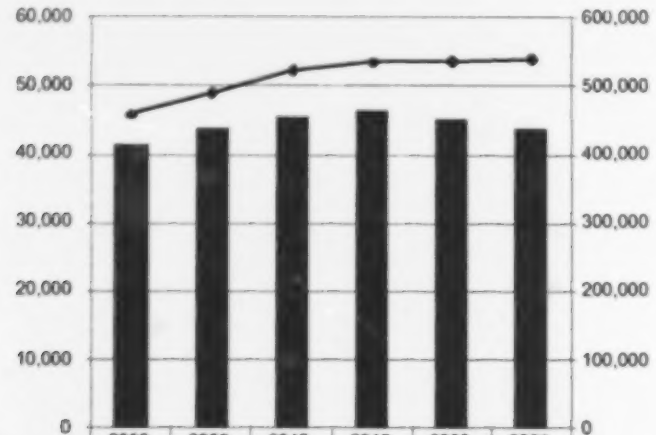
	Post-Secondary Population Base
	Number of individuals 15-64 years of age (excluding adult institution)
Subtract	Number of workers 15-64 years of age
Subtract	Number of individuals 15-19 years of age in primary and secondary education (elementary, junior high, senior high)
	Net adjusted population

Overall, the number of post-secondary students in the City is projected to increase from 41,640 in 2000 to 46,500 by 2015.[62] Thereafter, the post-secondary population decreases somewhat to 43,900 in 2025. The decrease in the latter 10 years of the forecast period is due largely to the number of workers required in each of the 2020 and 2025 periods to satisfy a labour force/employment balance. This reduces the number of people who will be able to make post secondary education their primary occupation.

[62] Figures include people residing in the "Other" (industrial) area of the City.

Figure 24

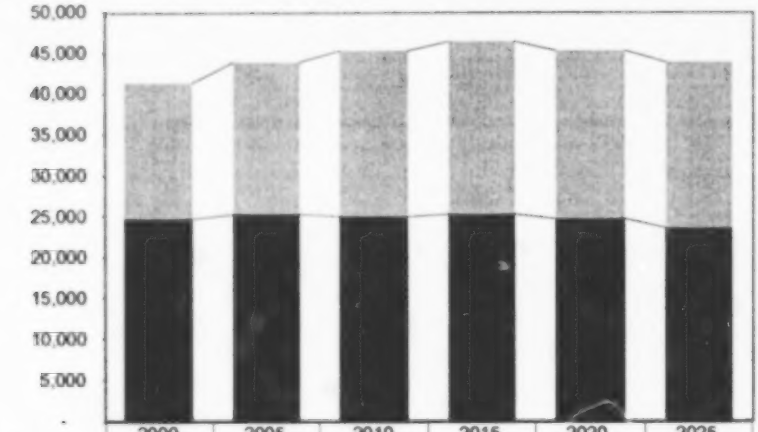
Post-Secondary Education Compared to 15-64 Year Age Category



	2000	2005	2010	2015	2020	2025
Post-Sec Student	41,635	43,979	45,476	46,503	45,304	43,893
15-64 yrs	458,996	490,137	523,257	535,211	537,409	539,448

Within the City, over half of the post-secondary population is projected to reside within the Inner City. Over the forecast period, however, the growth in post-secondary population, albeit modest, will occur in the Suburban areas.

Figure 25
Population Allocations for Post-Secondary Education



	2000	2005	2010	2015	2020	2025
Suburban	16,658	18,663	20,250	21,038	20,540	20,180
Inner City	24,942	25,282	25,193	25,430	24,731	23,681

4.5.1.4 Workers

A growing work force has been a key factor of economic growth in recent years. Over the past 20 years, the labour force has grown by 25%, and the so-called prime age workforce (those aged 25-54) has grown by approximately 50%. However, over the next 25 years, the number of individuals aged 15 to 64 is projected to increase by only 17 percent. The growth in the number of jobs for the Edmonton region will be much greater - in excess of 30 percent.[63]

The additional workers required to fill these jobs will come from the region (outside Edmonton) and an increase in labour force participation rates. Participation in the labour force varies significantly across age categories.[64] Historically, participation peaks for both sexes in the 25 to 44 year age category. After age 65, participation rates drop dramatically.

The population projected to be employed comes from three sources:

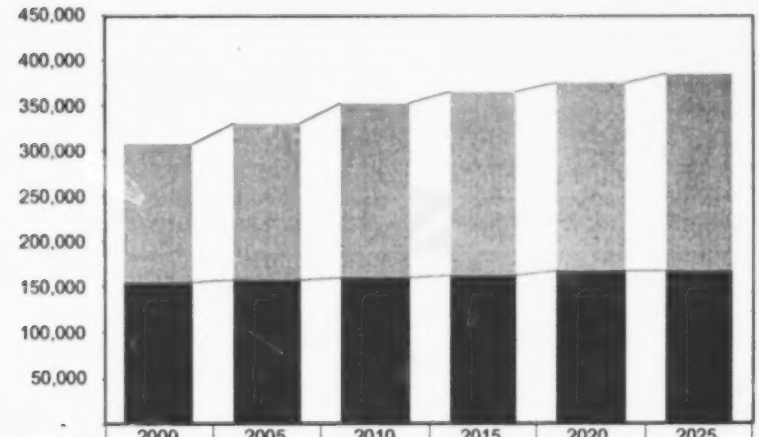
- 15-64 years of age and working at home
- 15-64 years of age and working somewhere other than at home

[63] See Section 5 for a discussion of how the labour force and jobs are balanced in the analysis.
[64] Labour force participation includes people who are both employed and who are actively looking for work.

- 65 years of age or older and employed[65]

Overall, the total number of employed individuals in the City is projected to be 308,220 in 2000 and steadily grow to 387,820 by 2025 – reflecting growth of almost 26% over the forecast period.[66] Growth in the number of persons employed is expected to be much greater in the Suburban areas than in the Inner City. Over the forecast period, the number of employed individuals in the Suburban areas is projected to increase by 45% as compared to 8% for the Inner City. As a result, by 2005, the Suburban areas will represent the majority of persons employed in Edmonton.

Figure 26
Population Allocations for Persons Employed



	2000	2005	2010	2015	2020	2025
Suburban	150,734	172,848	192,734	201,948	208,759	218,385
Inner City	156,422	157,876	161,460	164,509	167,815	168,392

4.5.1.5 Employment of Working Age Population (15-64)

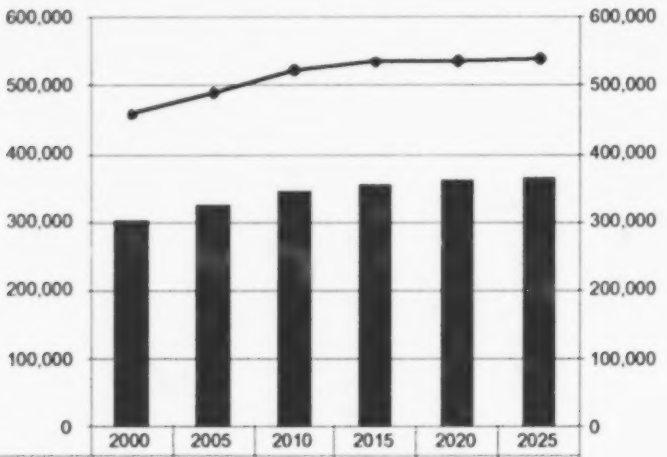
The total number of individuals 15 – 64 years of age and whose primary activity is employment is determined by taking the total number of individuals 15-64 years of age (excluding adult institution) and applying an employment rate.[67] It has been

[65] No attempt was made to disaggregate senior employment between the at home and not at home categories.
[66] Figures include people residing in the "Other " (industrial) area of the City.
[67] The base employment rate is calculated on the basis of the 1999 data obtained for this analysis.

assumed that the employment rate will increase over the forecast period, at a rate of 0.1% per year, to a maximum employment rate of 85%.[68]

Based upon these assumptions, employment of the working age population (15-64) will increase steadily over the forecast period. While this age category is projected to grow by 17.5 percent, the number of persons in this age category whose primary activity is work will increase by 20.5 percent. This rate of growth in employment is driven by the increase in the number of jobs projected for the region and the need for workers to fill these positions.[69]

Figure 27
Persons Employed Compared to 15-64 Year Age Category



	2000	2005	2010	2015	2020	2025
Employed 15-64	303,240	325,339	346,787	355,863	361,485	365,491
15-64 yrs	458,996	490,137	523,257	535,211	537,409	539,448

4.5.1.6 Employment Rate – Seniors

As with the traditional working age population (15-64), there will need to have a higher proportion of seniors (aged 65+) actively engaged in the work place.

[68] Projections were done at the traffic zone level. Employment was not allowed to be greater than 85% of the 15-64 age category for any individual traffic zone.

[69] This projection is contrary to some other recent trends towards early retirement and an increase in the number of 15-64 year olds active in post secondary education.

> *"With increasing numbers of older adults staying in the work force, the trend toward early retirement is beginning to reverse itself. Many older adults believe that the higher levels of education they possess will allow them to continue making unique contributions to society."* [70]

According to Statistics Canada, the percentage of seniors employed has declined from 9.3% in 1976 to 6.4% in 1998.[71] The rate of employment of seniors has leveled off in the 1990's, ranging between 6% and 6.5%. There are some studies, however, that are identifying an increase in post retirement employment for seniors.[72] A number of factors that are cited supporting this trend include:

- Seniors are more active and healthy, and are physically able to work longer than previously.
- Living longer has meant that many seniors have to work longer to afford retirement.
- Retirement for some is disappointing and work offers not only income but an opportunity to stay active.
- The changing nature of the workplace will allow seniors to stay involved by taking advantage of alternative work arrangements such as flex-time and telecommuting.

Projections of seniors employment (65 years of age or older who are employed) are based on the number of seniors as well as assumptions regarding employment rates for seniors and growth in these rates. A base employment rate of 6.5% for seniors was assumed[73], with the rate increasing 3% each year over the forecast period.

The results of these assumptions are an increasing number of seniors will be actively engaged in the work place. The rate of employment implied by these figures is a significant increase over the 2000 level of 6.5% to 13.8% by 2025. Further, while the total number of persons 65 years and older is projected to increase significantly over the forecast period (2.1 times over 2000), the number of seniors (aged 65+) who are working is projected to increase by twice that rate (almost 4.5 times) over the same period.

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[70] Employment and the Older Worker, Administration on Aging, U.S. Department of Health and Human Services, Washington, D.C. http://www.aoa.dhhs.gov/factsheets/employolderworker.html

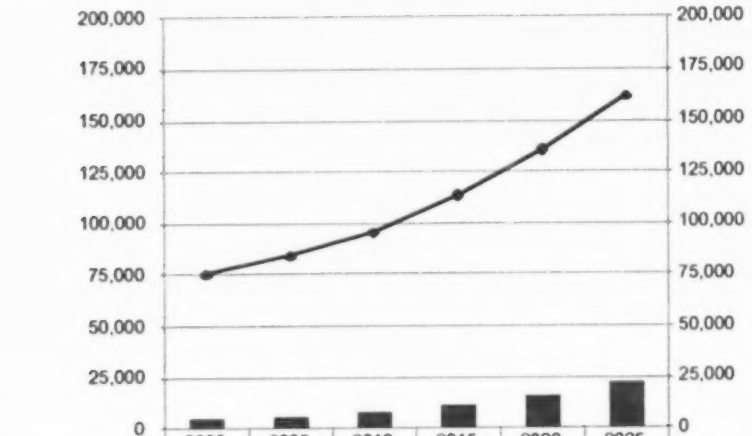
[71] Statistics Canada, "A Portrait of Seniors in Canada", Catalogue No 89-519-XPE, October 1999.

[72] For example, the state of Minnesota projects that the number of persons working past the age of 55 will increase from 45% in 1990 to 65% in 2020. http://www.dhs.state.mn.us/Agingint/Proj2030/maximi.htm#emp

[73] Based upon the Canadian average employment rate for seniors during the 1990's as reported by Statistics Canada.

Figure 28

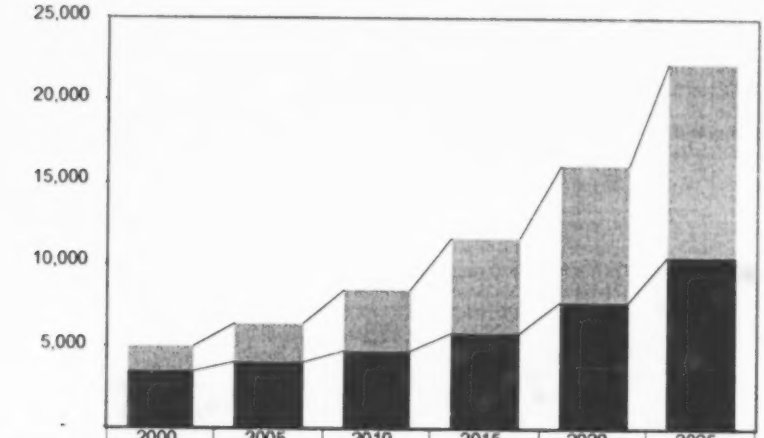
Seniors Employed Compared to 65+ Age Category



	2000	2005	2010	2015	2020	2025
Employed 65+	4,981	6,446	8,466	11,657	16,152	22,332
65+ yrs	75,879	84,725	95,840	113,664	135,809	161,884

The growth in employed seniors is expected in all areas of the City. However, this growth is projected to be most pronounced in the Suburban areas. Here, the number of employed seniors is projected to increase over 8 fold. In the Inner City, the number of seniors employed is projected to increase by just under 3 fold.

Figure 29
Population Allocations for Employed Seniors



	2000	2005	2010	2015	2020	2025
Suburban	1,433	2,325	3,715	5,757	8,252	11,746
Inner City	3,531	4,095	4,717	5,857	7,843	10,510

4.5.1.7 "At Home" Work

Working at home can include three types of work arrangements: telecommuters, supplementers and home based self-employed entrepreneurs. In 1999, just under 4% of Edmonton workers between 15 and 65 years of age were employed at home as their primary occupation.[74] This rate appears to be low in comparison to some estimates of home based work. However, many studies with statistics on home-based related work include all activities as compared to home-based work being the primary activity. Regardless of how home based work activities are tracked, the trend toward a greater proportion of those employed conducting some or all of their work based activity at home is compelling.

> *"Profound changes are occurring in the post industrial workplace and workforce. A very visible change in North America is the emergence of the home-based business phenomenon. In Canada, data indicate that individuals in one of every four Canadian households are performing some form of occupation work from home."*[75]

[74] Based on the 1999 City of Edmonton Civic Census.
[75] Leslie P. Roberts, "The Extent of Home Based Business Activity in Calgary Alberta", University of Calgary, June 2000.

> *"The next wave of technological change will redefine the roles of employees and business partners. As the virtual workplace becomes a reality, many professionals and knowledge workers may not even have an office they can call their own by the end of the decade. We will work wherever we are."*[76]

The Calgary study found that over 15% of households in Calgary have a home based business or business activity. The same study found that almost 11% of households who were not presently operating a home-based business indicated that they were considering starting a home-based business within the next two years.

> *"Restructuring of the economy, government and corporate downsizing, increased outsourcing, improvements in telecommunications and computer technology and the desire to balance work and home life are all changing the way labour markets function. Statistics Canada estimates that the percentage of non-agricultural workers' at home doubled, from 3% to 6% between 1981 and 1991. Statistics Canada also forecasts that the absolute number of workers for whom the home is the main location of work will increase to 1.5 million in the year 2001 from 1.1 million in 1991."*[77]

Finally, a recent study completed for the Telework America Project has forecast that the total number of US teleworkers will more than double over the next 25 years.[78]

Work at home (WAH) has been estimated in the Employment Allocation Model and imported to the occupation analysis presented.

Compared to total employment, at home employment forms a small but growing subset of this figure – from 11,025 in 2000 to 23,045 in 2025. In 2000, at home employment is approximately 3.5% of total employment. Over the forecast period, at home employment as a proportion of total employment increases to 5.9%.[79]

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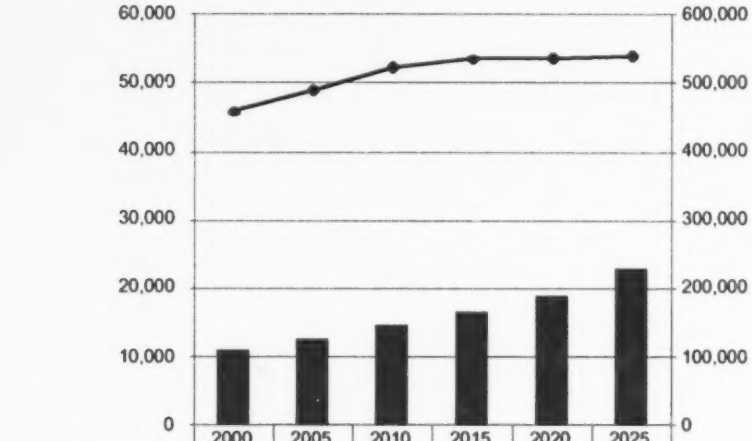
[76] Louise Kehoe, "Virtual workplace will redefine jobs", Financial Post, February 14, 2001.
[77] Leslie P. Roberts, "The Extent of Home Based Business Activity in Calgary Alberta", University of Calgary, June 2000.
[78] JALA International, "Managing Telework", 1998. http://www.jala.com/contents.htm
[79] Where total employment includes seniors (65+) who are employed.

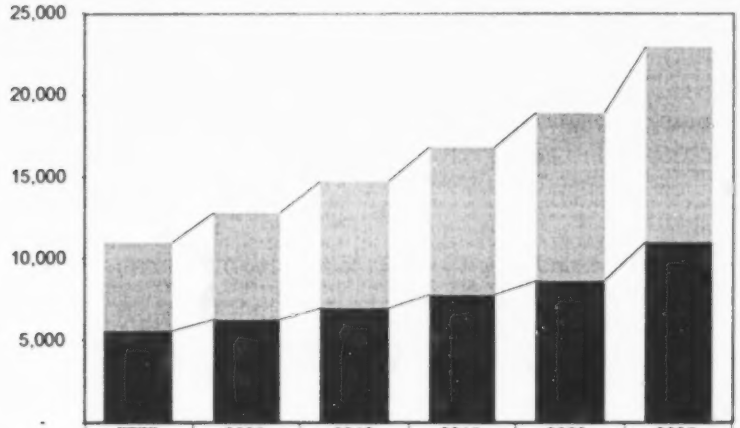
Figure 30
At Home Workers Compared to 15-64 Year Age Category



	2000	2005	2010	2015	2020	2025
Workers At Home	11,025	12,822	14,834	16,855	18,952	23,046
15-64 yrs	458,996	490,137	523,257	535,211	537,409	539,448

At home work is currently (2000) split fairly evenly between the Inner City and the Suburban areas. The rate of home-based employment is expected to be similar across the City with total at home employment also roughly split between the Inner City and Suburban areas at the end of the forecast period.

Figure 31
Population Allocations for At Home Workers



	2000	2005	2010	2015	2020	2025
Suburban	5,390	6,524	7,809	9,050	10,288	11,942
Inner City	5,620	6,282	7,008	7,786	8,645	11,006

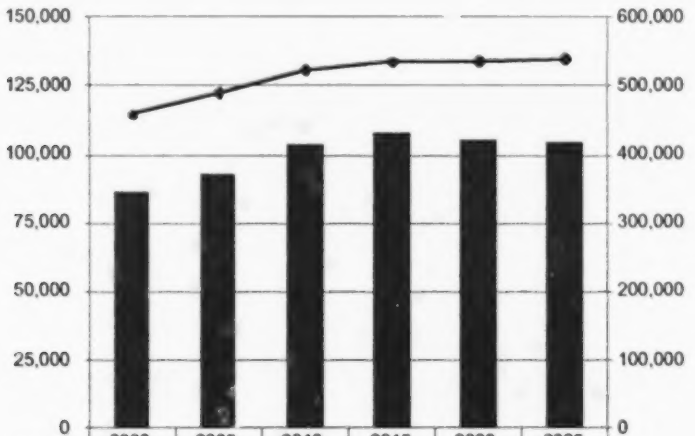
4.5.1.8 Adult Other

The "Adult Other" occupation category includes individuals 15-64 years of age who are neither employed, in an institution, or in education (i.e. secondary or post-secondary studies). This category would, therefore, comprise those individuals who stay at home (e.g. to raise a family, run a household), are unable to work, or are looking for work.

The number of individuals who fall into this category is calculated in the model as a residual value, by taking the difference between the total number of individuals 15-64 years of age and the sum of those individuals in this age category already allocated to an occupation. This occupation group serves as a "catch all" category to ensure that all the 15-64 year olds have been allocated to one of the occupation categories.

Overall, the number of Adult Other in the City steadily increases from 86,290 in 2000 to 108,290 in 2015, and then marginally declines to 104,510 in 2025. The projected declines in 2020 and 2025 are due to a need to allocate more individuals into the employment market to meet the growing employment growth projected for the later years of the forecast period. This projected employment growth has also had an impact on the number of seniors 65 years of age and older who have been projected to remain or re-enter the employment market.

Figure 32
Adult Other Compared to 15-64 Year Age Category



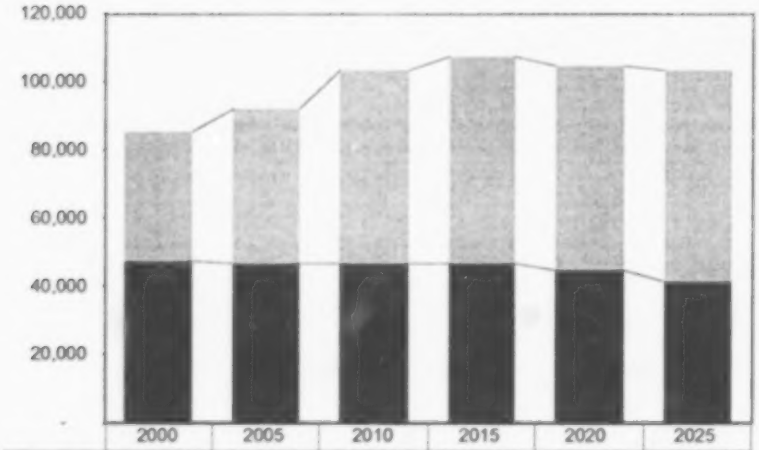
	2000	2005	2010	2015	2020	2025
Adult - Other	86,286	93,133	104,075	108,285	105,635	104,507
15-64 yrs	458,996	490,137	523,257	535,211	537,409	539,448

In the Inner City, the population of the Adult Other population is 47,440 in 2000 and remains fairly stable up until 2015, after which time the population is projected to decline to 41,740 by 2025. All traffic districts in the Inner City, with the exception of the CBD, are projected to follow this same pattern of growth.[80]

In the Suburban areas, however, the Adult Other category is projected to experience increases over the entire forecast period, with the exception of the Year 2020. The population for this occupation group increases from 38,100 in 2000 to 62,125 in 2025, with the projections for 2020 just slightly lower than in 2015. The growth of this occupation group in the Suburban areas is primarily a result of the growth in new development and associated increasing population base. The growth in the 15-64 year olds is more than sufficient enough to meet the targeted allocations for the other occupations groups (based on participation and growth rates applied to the various occupations categories), with the remaining population being allocated to the Adult Other category.

[80] The CBD is projected to experience steady increases in the Adult Other population over the entire forecast period.

Figure 33
Population Allocations for Adult Other



	2000	2005	2010	2015	2020	2025
Suburban	38,103	45,362	56,691	60,708	60,380	62,126
Inner City	47,441	47,060	46,687	46,884	44,584	41,737

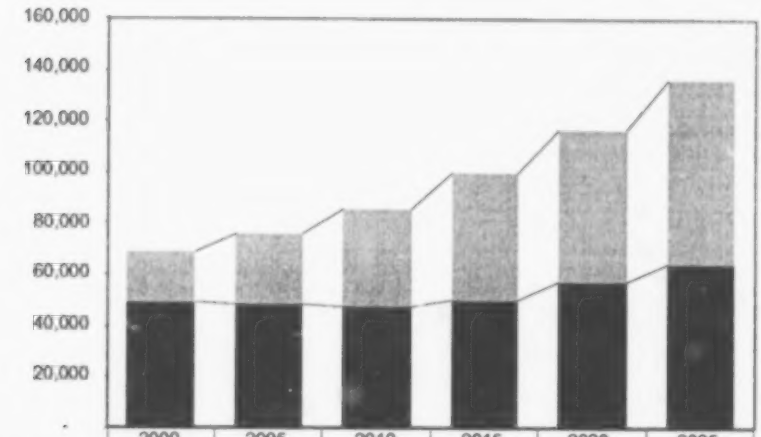
4.5.1.9 Seniors (Retired)

The Retired Seniors occupation category comprises those individuals who are 65 years of age and older and not employed. The number of retired seniors in the City over the forecast period is the residual of the 65+ age category control totals and the number of seniors who are employed.

In the City of Edmonton, the number of retired seniors is projected to steadily increase from 69,410 in 2000 to 136,980 in 2025, representing close to a two-fold increase in the population of this occupation category over the forecast period. The proportion of retired seniors in the City is heavily weighted to the Inner City in the earlier forecast periods and then more evenly distributed towards the end of the forecast period.

In the Suburban areas, the retired seniors population is projected to exhibit strong growth over the entire forecast period. The number of retired seniors is expected to grow from 19,970 in 2000 to 72,050, representing a 3.6 times increase in the number of retired seniors living in the Suburban areas.

Figure 34
Population Allocations for Seniors (Retired)



	2000	2005	2010	2015	2020	2025
Suburban	19,974	27,636	37,574	49,436	59,989	72,050
Inner City	49,205	48,667	47,711	50,298	57,017	64,465

4.5.1.10 Adult Institution

The Adult Institution population includes individuals who reside in a public or private institution, such as prisons, mental institutions, nursing homes, and group homes. The population of the Adult Institution category is projected using the 1999 populations as a base and growing the base levels based on the total population growth of the neighbourhood in which the institution is located.

In the City, there are only seven traffic districts that have Adult Institution populations. In the Inner City, these include: University, Jasper Place, North Central, Calder and CDB Fringe. In the Suburban areas, the traffic districts include: Castle Downs, Land Bank and Northeast Edmonton.

The total population for the Adult Institution category grows from 1,420 in 2000 to 1,800 in 2025. In the Inner City, the population is fairly stable at 540 to 560 individuals residing in adult institutions. In the Suburban areas, on the other hand, the Adult Institution population is expected to grow from 875 in 2000 to 1,240 by 2025. As explained above, this growth is driven by the total population growth of the surrounding neighbourhoods.[91]

[91] No information was identified regarding new institutional developments within the City. Therefore, the analysis did not account for any new institutions within the forecast period.

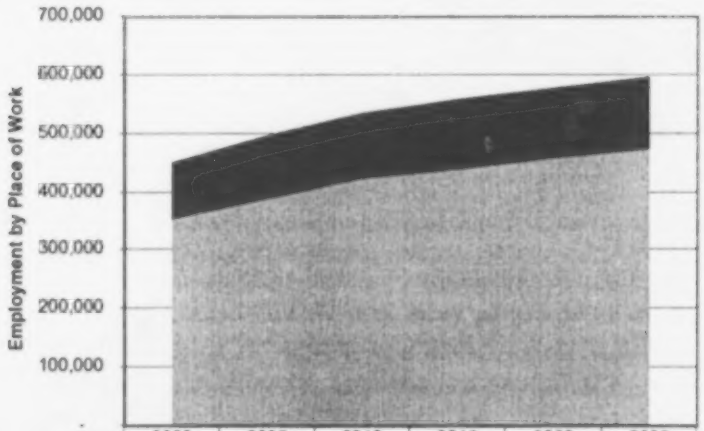
5 EMPLOYMENT ALLOCATION RESULTS

The employment analysis and allocation results are presented here to the traffic district level of detail. In addition, an overview of the analysis conducted to develop the employment control totals is provided. Fine area traffic zone results and a more detailed treatment of the analysis conducted to complete the employment allocation results are presented in the Technical Report.

5.1 Employment Control Totals

While the City of Edmonton provided overall population projections and control totals for the City and Region, the process to determine the employment control totals proved to be more challenging. The consultant took the lead and, in consultation with the City, undertook some analysis to establish employment control totals. The results of this analysis are the employment control totals in the following figure.

Figure 35
2000-2025 Employment Projections Edmonton CMA



	2000	2005	2010	2015	2020	2025
Region	96,465	105,469	113,603	117,580	121,397	125,215
City	353,035	388,470	420,911	437,682	454,259	470,835

An overview of the development of these employment control totals is presented in the following section.

5.1.1 Development of Employment Control Totals

The basis of the employment control totals is the employment forecasts prepared by The Conference Board of Canada (Conference Board) for the City in May 2000. These Conference Board forecasts have been used as the underlying foundation for determining the employment control totals for the City of Edmonton and Edmonton region.

In May 2000, the Conference Board developed several economic forecast scenarios with annual employment projections provided to the Year 2020. The employment projections used in developing the employment control totals for this analysis are the "medium" scenario projections. These employment forecasts are based on Place of Residence[82] and include both annual employment totals and estimates of employment by major industry (11 categories).

5.1.1.1 Issues with the Conference Board Employment Forecasts

Several adjustments to the Conference Board employment forecasts were necessary before they could be used to derive the employment control totals. The key issues that needed to be addressed included the following:

- **Regional Allocation of Employment**: The Conference Board employment forecasts are for the Census Metropolitan Area. To complete the control total exercise, employment activity needed to be allocated between the City of Edmonton and the rest of the Capital Region.
- **Place of Residence to Place of Work**: The Conference Board employment forecasts reflect employment based upon Place of Residence. The control total analysis requires that employment be defined where the jobs are, or Place of Work.
- **Employment Projections for 2025**: The Conference Board employment projections were provided to the Year 2020. Thus the Conference Board forecasts needed to be extended one forecasting period to 2025.
- **Relationship between Employment and Labour Force Estimates**: Upon review of the initial process to determine employment control totals and estimates of the number of employees (labour force) in the Edmonton CMA, there was an unreasonable imbalance between the number of jobs and the labour force. As a result, adjustments were necessary to either the population or employment forecasts to achieve an acceptable balance between jobs and workers. It was determined that it would be prudent to adjust the employment forecasts to achieve this balance.

[82] Employment by "Place of Residence" refers to the number of employed positions based on where individuals live (e.g. 100 individuals who live in Area X are employed). This differs from "Place of Work" whereby the number of employed positions is determined based on the location of the jobs or where individuals work (e.g. There are 100 employed individuals who work in Area Y).

The adjustments made to the Conference Board employment forecasts to address these issues are outlined below.

5.1.1.2 Balancing Employment and Workers

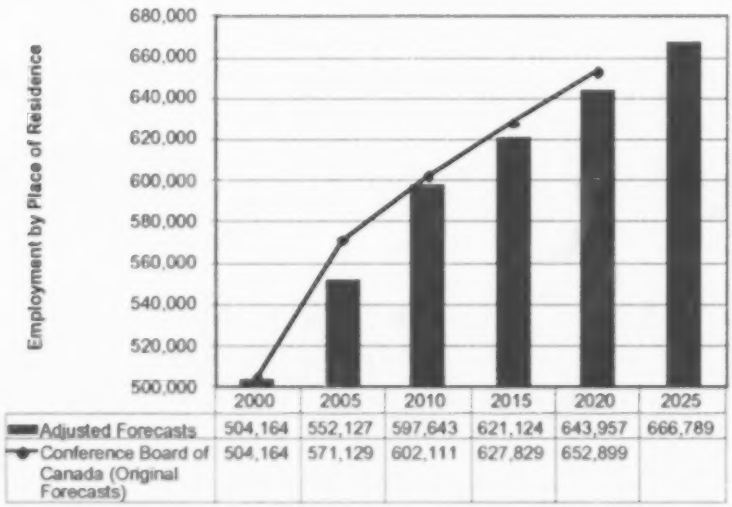
From a review of the employment forecasts and the number of workers available to fill the jobs available in the Edmonton CMA, it was determined that there were no reasonable adjustments to the occupation allocations in the population model that could satisfy the growth in employment.[83] It was estimated that a relatively small downward revision (approximately 9,000 jobs) in the Conference Board employment projections by the end of 2020 would result in an acceptable balance between jobs and workers.

This reduction in employment was allocated across the forecast years based upon the availability of workers. While each of the forecast years was adjusted downward, the most significant adjustment was for 2005.

Figure 36

Conference Board of Canada Employment Projections

(Original versus Adjusted Forecasts) [84]



	2000	2005	2010	2015	2020	2025
Adjusted Forecasts	504,164	552,127	597,643	621,124	643,957	666,789
Conference Board of Canada (Original Forecasts)	504,164	571,129	602,111	627,829	652,899	

[83] One of the major factors behind population projections includes the economic outlook of the area and thus it could be argued that the population projections should be revisited.

[84] Employment totals for 2000 are estimates (May 2000).

5.1.1.3 Extending the Employment Forecast to 2025

Extending the Conference Board employment forecasts was accomplished by assuming a rate and pattern of growth (across industries) in 2025 that was similar to that projected in 2020. The 2025 employment forecast was based upon the adjusted Conference Board employment estimates by industry (see Figure 36).

5.1.1.4 Place of Residence to Place of Work Conversion

To convert the CMA Place of Residence (POR) employment projections to Place of Work (POW) control totals, the 1995 TAC employment survey[85] was used. This survey provides comparable POR and POW data for 1995. In addition, it provides a breakdown of POW employment between Edmonton and the rest of the CMA at the industry level.

An additional adjustment was necessary in this component of the analysis, as the 1995 TAC survey data was based upon Standardized Industrial Classifications (SIC), not the North American Industry Classification System (NAICS) that the Conference Board industry categories are based upon. As a result, the TAC survey data was converted to NAICS differences in the definition of industry categories between the 1995 TAC survey and the 1999 Conference Board employment data.[86]

5.1.1.5 City of Edmonton and Region Employment Allocations

Applying both the geographic and POR/POW proportions of employment in the 1995 TAC employment survey, to the adjusted Conference Board employment forecasts, employment controls totals for the City of Edmonton and Region were estimated, overall and by industry. A breakdown of the employment control totals is provided in **Appendix E**.

5.1.2 Edmonton's Share of CMA Employment by Industry

Overall, employment in Edmonton is projected to increase at an average annual rate of approximately 1.2 percent. Based upon these forecasts, the Commercial Services sector is projected to have the largest growth – an increase of 36,124 jobs by 2025 (reflecting an average annual increase of 1.5%). In percentage terms, two other industries (Finance, Insurance and Real Estate and Public Administration) have larger average annual increases (average annual growth rates of 1.6% and 1.5%, respectively). The Primary, Construction and Utilities industries have the lowest projected growth rates - below 0.6% per year.

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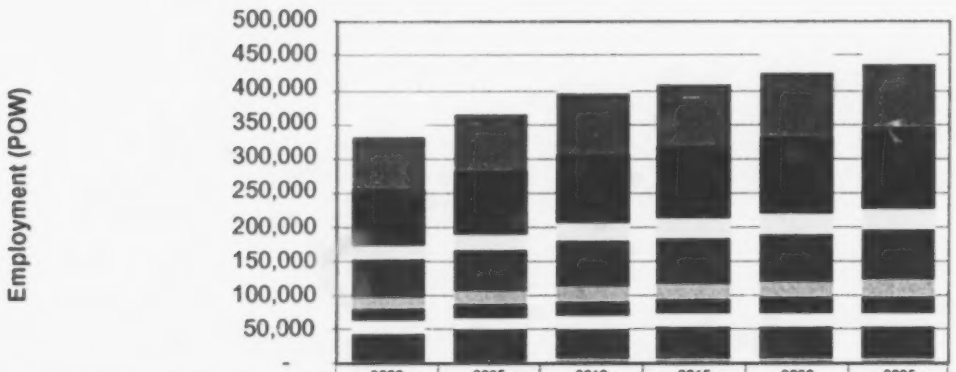
[85] Statistics Canada / Transportation Association of Canada, 1995 Journey to Work Survey.

[86] There were some limitations in the conversion of SIC to NAICS industry classifications due to the aggregate nature of the data.

Figure 37
Place of Work Employment Control Totals
City of Edmonton



	2000	2005	2010	2015	2020	2025
Public Administration & Defence	22,025	24,470	27,033	28,886	30,482	32,077
Non-Commercial Services	75,445	80,360	87,893	90,788	92,319	93,851
Commercial Services	83,004	93,598	100,270	105,389	112,258	119,128
Finance, Insurance & Real Estate	21,102	23,985	27,157	28,657	30,090	31,523
Retail Trade	54,397	59,943	64,932	66,955	69,733	72,511
Wholesale	18,836	20,758	22,486	23,187	24,149	25,111
Transportation, Storage & Communications	16,499	18,964	21,141	21,870	22,253	22,636
Utilities	2,892	3,087	3,258	3,249	3,271	3,292
Construction	15,547	14,771	16,091	16,604	16,691	16,779
Manufacturing	39,022	43,952	45,825	47,269	48,124	48,980
Primary Industries	4,264	4,585	4,824	4,829	4,889	4,948

5.2 Employment Allocation Assumptions

In completing the employment allocation process, a number of specific assumptions regarding the location of new non-residential development and redevelopment, along with employment growth in existing businesses or operations, are required. The major assumptions are discussed below.

5.2.1 Downtown

The downtown area (District 1 - CBD) and surrounding districts have significant opportunities for significant employment growth. In the CBD, there is significant excess capacity in office space and many opportunities for redevelopment.

Revitalization of activity in the downtown, including attracting new employment opportunities, is a state policy of the City (see Section 4.2.2.2).[87]

5.2.2 Existing and Mature Neighbourhoods

It is expected that employment growth will generally occur within existing and mature neighbourhoods, albeit at a slower rate of growth. This growth would result from the development and re-development of non-residential lands. The projection of employment growth in these areas is based upon specific development or redevelopment opportunities that have been identified as well as the application of a modest growth rate to existing employment centers.

Two major employment related developments that are worthy of note were explicitly addressed in the allocation analysis. These are the University of Alberta South Campus proposal for the University Farm lands and the re-development of Heritage Mall.

5.2.2.1 University of Alberta

The University of Alberta is investigating the possible development of its lands at the University Farm. This proposed development includes the possible development of a South Campus (by the Neil Crawford Centre) and a Research Facility. It has been assumed that this development would not create additional employment in these zones until 2015. Employment at the existing University campus has been modified to account for the relocation of some faculties to this new area.

5.2.2.2 Heritage Mall

The recent closure of Heritage Mall has resulted in a significant loss of employment in the area. The 1999 Base Year employment figures for Zone 2316 were adjusted downwards to account for the closure of the mall. Increases in the employment base are projected with the proposed redevelopment of the mall.

5.2.3 New and Developing Neighbourhoods

Where residential development is projected to occur in new and developing neighbourhoods, relevant approved ASP's and NSP's were used to identify the types of non-residential development that are proposed to occur in each area. As appropriate, new shopping, recreation and institutional developments were assumed to generate employment, usually lagging behind residential development.

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[87] As stated in the Capital City Downtown Plan (page 32), the objective with respect to commercial and institutional activities is to "; increase the amount and diversity of commercial and institutional activity in the Downtown by providing an attractive, convenient and affordable environment for commercial and related activity and by providing businesses and property owners with the flexibility and support needed to adapt to economic change."

It should be noted that not all non-residential developments identified in the ASP's and NSP's were assumed to take place over the course of the forecast period. The construction of schools, for example, will be subject to provincial government policy and need. In the short-term, the construction of new facilities and the expansion of existing schools, as outlined in the Alberta government's announced capital projects, have been explicitly incorporated into the allocation process. However, decisions regarding which schools may be constructed over the longer term had to be made based upon analytical judgment.

5.2.4 Development in Industrial Areas

The City's main industrial areas did not experience significant growth in the 1980's due to a number of factors. More recently, the prospects for development in these areas has improved in recent years, with a number of specific developments either being developed or planned.

Employment growth in Edmonton's industrial areas has been based upon existing employment patterns, an assessment of Edmonton's industrial lands competitive position (Industrial Land Strategy Demand Study)[88,89], and the Greater Edmonton Competitive Strategy.[90]

- **NW Edmonton - Mistatim (District 17)**: Prospects for employment growth are strong with the development of the CN Inter-modal yard and other transportation and warehousing facilities.
- **SE Industrial (District 20)** : Servicing issues in this area still exist, but it has been assumed that employment growth will increase in these areas as demand for non-commercial services and manufacturing (e.g. machinery and equipment, plastics and electronics products) space increases.
- **South Industrial (District 16)** : Good access to major E/W and N/S transportation corridors will encourage further development of this area to full build out over the forecast period.
- **NE Industrial**: Light and medium industrial development in the northeast area of the City is expected to be the least attractive and will have lower growth rates generally than the other industrial areas of the City.

5.2.5 Residential Construction

It is recognized that construction activity follows development. By linking the population and employment allocation models, the redistribution of residential

[88] Western Management Consultants (in association with Dianne Lougheed Keefe Consulting Inc. and Nichols Applied Management), "City of Edmonton – Industrial Land Strategy Demand Study", June 2000.
[89] City of Edmonton, "Industrial and Commercial Land Demand Assessment – 1998 Update", August 1998.
[90] Economic Development Edmonton, " The Greater Edmonton Competitiveness Strategy", June 2001.

construction activity to high growth areas was accomplished. Where possible, construction activity was re-distributed for known non-residential developments. [91]

5.2.6 Employment Growth Areas

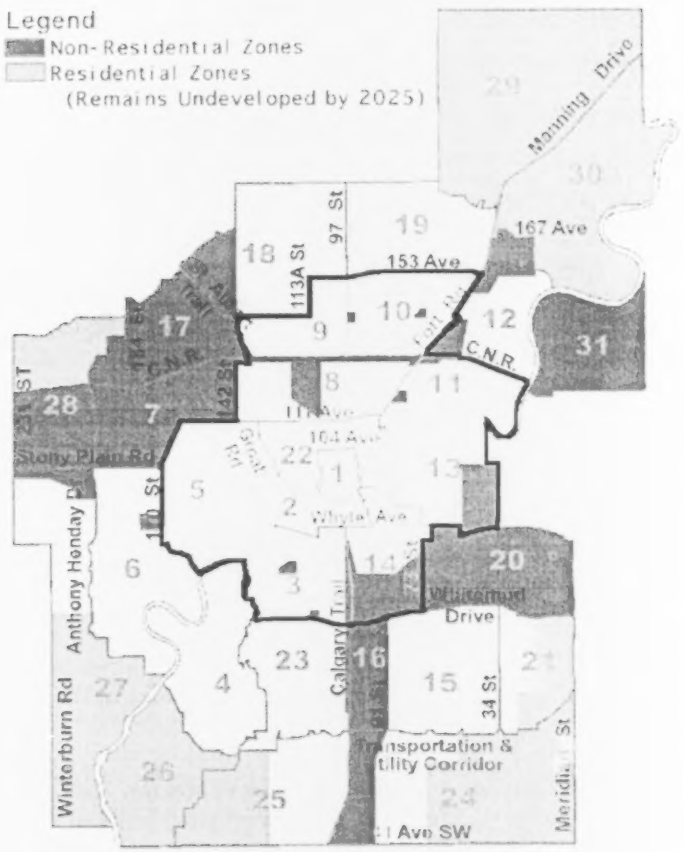
As with the residential development and population allocation process, geographic areas within the City with a high potential for economic and employment growth were identified.

The Non-Residential Zones within Edmonton that exhibit the potential for growth are defined in the following figure. As well, areas with major non-residential lands that afford an opportunity for additional development are identified. This includes development opportunities along major transportation corridors, areas within built out mature neighborhoods as well as newly developing areas:

- Commercial development along Calgary Trail extending south to Ellerslie.
- Commercial development along the Fort Road north of theYellowhead Trail.
- Commercial and industrial re-development and in-fill development along Yellowhead Trail and Stony Plain Road.
- Existing regional shopping centres, including: West Edmonton Mall, Southgate, and other malls.
- Existing institutions including hospitals and post-secondary institutions.

[91] It was not possible to complete a reallocation of construction activity associated with non-residential development in as a consistent manner due to dramatic differences in construction employment associated with different non-residential developments.

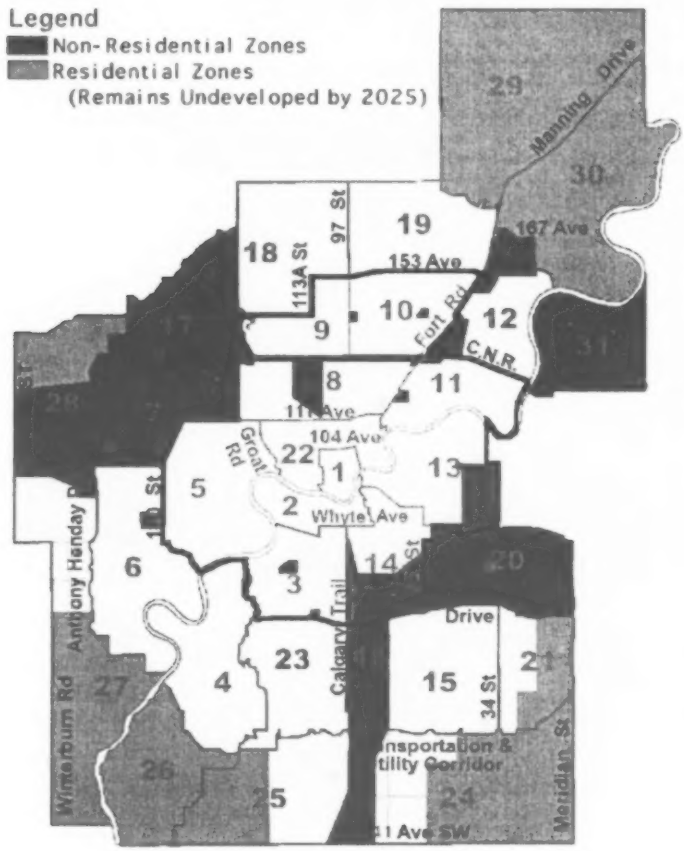
Figure 38
Industrial and Major Commercial Employment Areas
Edmonton



5.3 Employment Allocation Results

The change in the employment forecasts in Edmonton over the 25 year forecast period and the allocation of the employment forecasts across the City and by industry sector are discussed in this section. Refer to **Appendix F** for a

Figure 38
Industrial and Major Commercial Employment Areas
Edmonton



5.3 Employment Allocation Results

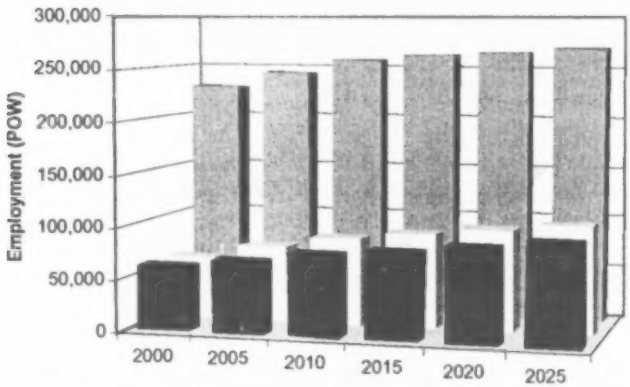
The change in the employment forecasts in Edmonton over the 25 year forecast period and the allocation of the employment forecasts across the City and by industry sector are discussed in this section. Refer to **Appendix F** for a

breakdown of the employment control totals by Industry Sector and **Appendix G** for a breakdown by specific industry category.

5.3.1 Employment Growth by Geographic Area

The figure below illustrates the total employment growth expected to occur in Edmonton over the forecast period.

Figure 39
City Employment Forecasts



	2000	2005	2010	2015	2020	2025
Suburban	61,918	69,741	79,098	83,046	90,456	97,797
Other	61,868	74,545	85,152	92,199	98,268	104,020
Inner City	229,249	244,185	256,659	262,437	265,535	269,055

Almost two-thirds of the jobs available in Edmonton in 2000 are located in the Inner City. The remaining one-third is roughly evenly distributed between the Suburban areas and Other (Industrial) areas. Over the forecast period, significant growth in employment is projected for each of these areas. However, the Other (Industrial) areas are projected to experience the greater proportional increase in employment (over 42,000 jobs representing a 68%) increase over the forecast period. The Suburban areas will also grow at a comparable rate – 58% representing an increase of almost 36,000 jobs by 2025. While the rate of growth in the Inner City is substantially lower (17.4% over the forecast period), the total job increase (almost 40,000) is comparable to the other areas.

5.3.2 Traffic District Employment Growth

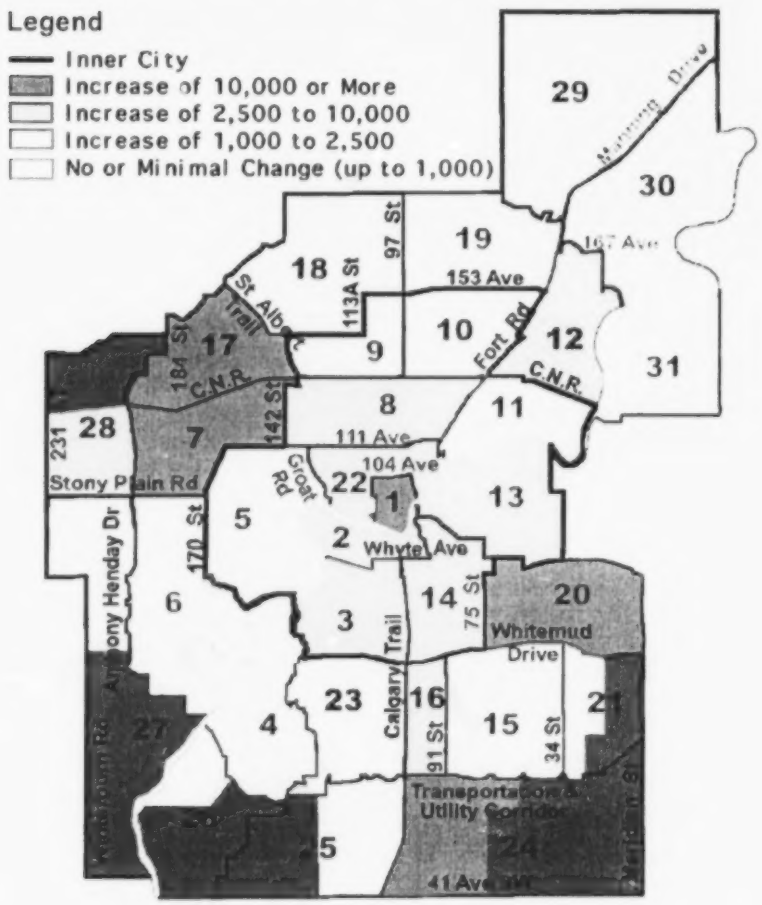
At the traffic district level, five districts are projected to experience an increase of 10,000 jobs or more over the forecast period. This includes:

- Ellerslie (24) – 12,439

- Mistatim(17) – 12,784
- Northwest Industrial (7) – 11,851
- CBD (1) – 11,269
- Southeast Industrial (20) – 11,220

Ten traffic districts are projected to have cumulative employment growth of between 2,500 and 10,000 by the end of the forecast period (between 2000 and 2025). Nine traffic districts are expected to grow by 1,000 to 2,500 jobs and the remainder are projected to experience no or minimal change (less than 1,000 jobs).

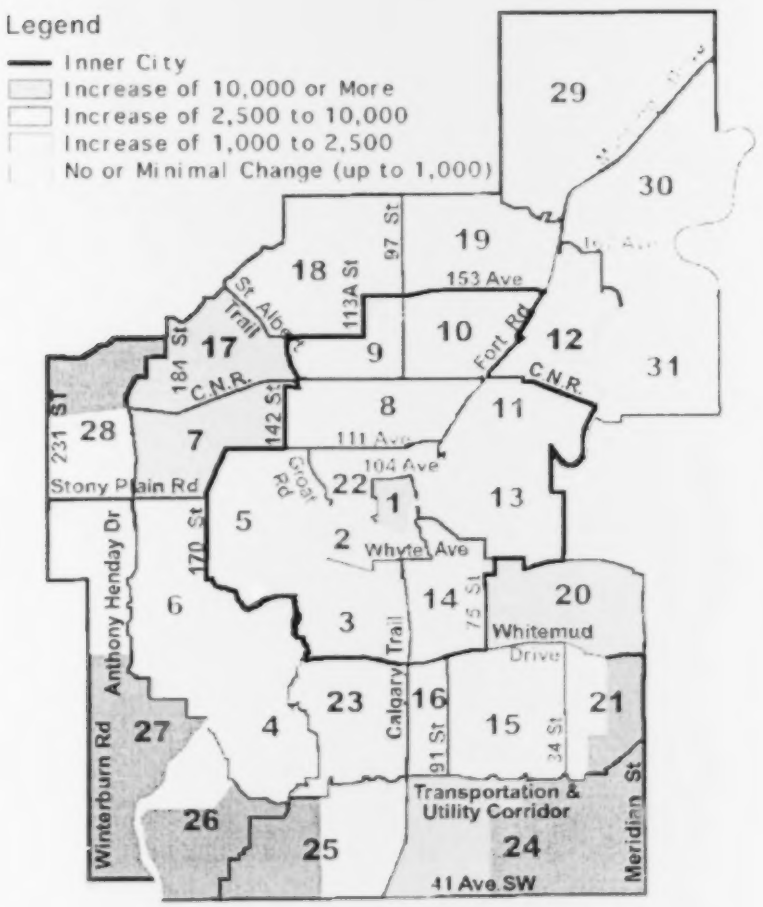
Figure 40
District Employment Projections
(Cumulative change in employment between 2000 -2025)



5.4 Employment Allocations by Industry

Overall, the City of Edmonton has approximately 78% of all the jobs in the Edmonton Region (CMA). Looking at Edmonton's share of the CMA employment on an industry basis, Edmonton has a greater proportion of employment for most industries (see Figure 41).

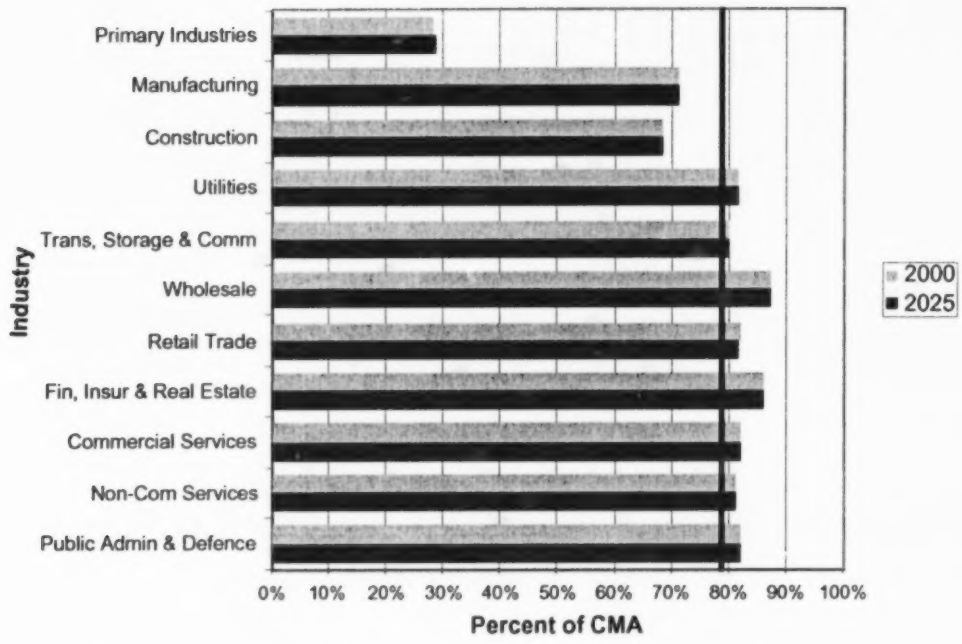
Figure 40
District Employment Projections
(Cumulative change in employment between 2000 -2025)



5.4 Employment Allocations by Industry

Overall, the City of Edmonton has approximately 78% of all the jobs in the Edmonton Region (CMA). Looking at Edmonton's share of the CMA employment on an industry basis, Edmonton has a greater proportion of employment for most industries (see Figure 41).

Figure 41
City Employment as a Percent of CMA



Edmonton hosts over 85% of employment associated with both the Wholesale and Finance, Insurance & Real Estate industries. Edmonton also has a proportionally larger than average share of the Utilities, Transportation Storage and Communications, Retail Trade, Commercial Services, Non-Commercial Services and Public Administration and Defence industries.

Not surprisingly, the Edmonton Region (outside of Edmonton) has a greater than proportionate share of Primary Industries, Manufacturing and Construction. The smallest share is for Primary Industries, where Edmonton has less than 30% of the total employment for this industry in the CMA.

5.4.1.1 Retail Sector Employment

Currently, 57% of the Retail sector is located in the Inner City. Approximately 30% is located in the Suburban areas and the remaining13% in Other (Industrial) areas.

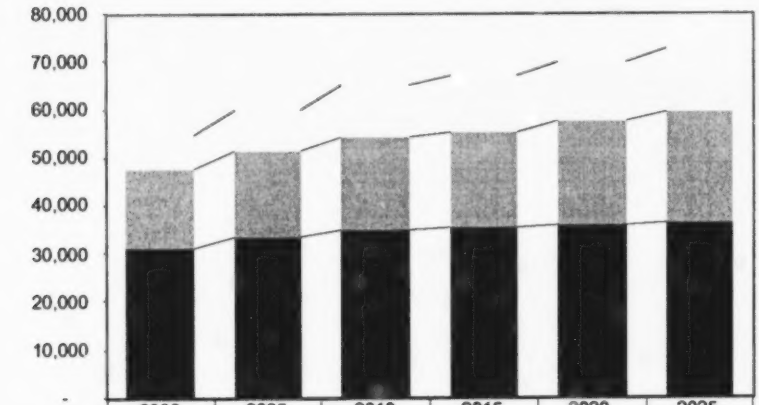
Overall, the Retail sector is projected to increase by just over 18,000 over the forecast period. This growth will be fairly evenly split across the City. The

Suburban areas will host the largest component of this growth (almost 6,600 jobs) reflecting an increase by 2025 of approximately 40% over 2000 levels. The strongest growth areas are Ellerslie (District 24) as development continues south along the Calgary Trail and Winterburn (District 28) as development moves west along the Yellowhead and Stony Plain Road.

The Other (Industrial) areas will experience the second greatest absolute increase in Retail jobs (6,200) and the largest proportionate increase (almost doubling by 2025). Most of the retail growth is projected to be concentrated in Mistatim (District 17), Northwest Industrial (District 7) and South Industrial (District 16). Each of these areas is expected to have similar types of Retail development to that which currently exists in District 7 (Northwest Industrial).

The Inner City is also projected to experience a significant increase in Retail jobs – up almost 5,400 in 2025 reflecting a 20% increase over 2000. The CBD (District 1) is projected to experience the largest absolute increase in Retail employment (almost 1,000 additional Retail jobs) over the forecast period.

Figure 42
Retail Employment by Geographic Area



	2000	2005	2010	2015	2020	2025
Other	6,909	8,793	10,802	11,642	12,409	13,100
Suburban	16,432	17,813	19,359	19,914	21,547	23,024
Inner City	31,074	33,337	34,768	35,340	35,769	36,427

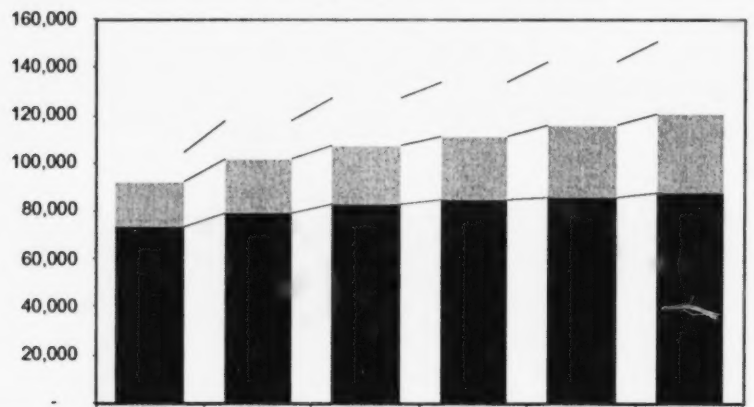
5.4.1.2 Service Sector Employment

The Services sector is projected to grow by more than twice as many jobs as Retail (46,400 versus 18,100 for Retail). Similarly, the rate of growth will be significantly higher (44.6% versus 33.3% for Retail).

The Other (Industrial) areas are expected to capture the largest share of total Service sector growth (approximately 18,600 jobs). Most of this growth will be in Commercial Services in the Northwest Industrial (District 7), Mistatim (District 7) and Southeast Industrial (District 20) areas.

The remaining Service sector growth is evenly split between the Inner City and the Suburban areas. Most of this growth is also related to Commercial Services jobs. In the Inner City, the CBD (District 1) will experience the largest absolute increase in Service sector jobs. In the Suburban areas, Ellerslie (District 24) and Winterburn (28) will capture the largest increases in this category.

Figure 43
Service Sector Employment by Geographic Area



	2000	2005	2010	2015	2020	2025
Other	11,396	16,125	19,869	23,057	26,675	29,984
Suburban	19,327	22,211	25,102	26,501	29,754	33,075
Inner City	73,414	79,115	82,453	84,428	85,798	87,514

5.4.1.3 Other Employment

Almost two-thirds of the Other Industry employment currently resides in the Inner City. Over one-fifth (22%) of the employment in this category is in the Other (Industrial) areas and the remainder (14%) in the Suburban areas.

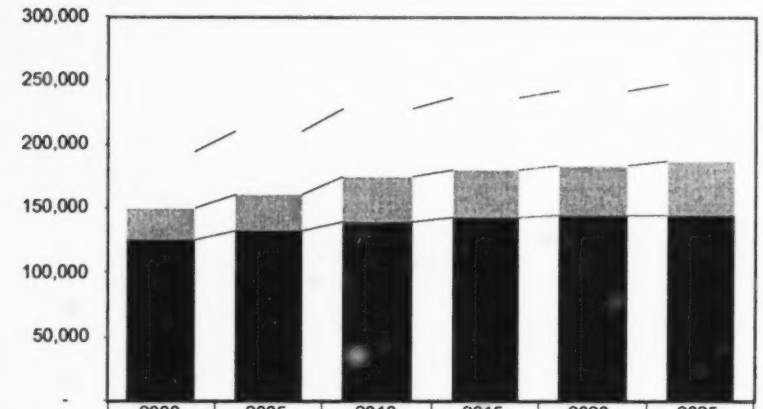
It is projected that the Inner City will experience the largest absolute increase in Other employment (approximately 21,000 jobs) but the lowest proportional increase (17%) of the geographic regions. Non-Commercial Services is the largest industry category and will show increases in a number of traffic districts, including: Southgate (District 3), CBD Fringe (District 22), University (District 2), North Central (District 8) and Jasper Place (District 5). The Public Administration and

Defence industry category is expected to see significant growth in the CBD (District 1).

The Suburban areas are projected to experience the largest proportional increase in Other Employment (59% representing approximately 15,500 jobs) over the forecast period. Non-Commercial Services accounts for approximately one-third of these new jobs. Construction comprises the second largest industry in this category, with an increase of almost 4,000 jobs. This reflects the shift in construction activity to meet the demand for new residential development associated with population growth in these areas.

Not surprising, in the Other (industrial) areas, Other employment growth is strongest in the Manufacturing (6,800 jobs), Wholesale (4,600 jobs) and Transportation Storage and Communication (4,400 jobs) industries.

Figure 44
Other Employment by Geographic Area



	2000	2005	2010	2015	2020	2025
Other	43,562	49,627	54,481	57,499	59,184	60,936
Suburban	26,159	29,717	34,637	36,631	39,156	41,699
Inner City	124,761	131,733	139,438	142,669	143,967	145,114

6 STUDY LIMITATIONS AND RECOMMENDATIONS

The allocation of population and employment within the City of Edmonton has been successful in no small measure to the assistance the consulting team received from the client. However, as with any project, the experience of conducting the study leads to opportunities for improving the quality of the analysis and streamlining the work flow to improve the efficiency of the allocation process.

6.1.1 Collaborative Multi-Disciplinary Team Approach

During the project, significant opportunity for collaboration with City staff from various Departments was provided. This was appreciated by the consulting team as it added significantly to the quality of the allocation analysis. It is strongly recommended that any future analysis or revision of these forecasts follow a similar collaborative multi-disciplinary approach to ensure that all relevant information is available to the analysis team.

6.1.2 Internal Consistency of Population and Employment Forecasts

It is assumed that the development of the population and employment projections have given consideration to the inter-relationships that exist between them. Unfortunately, the extent to which these two forecasts were developed together and the assumptions and analytical techniques that may have been used to this extent were not available. As a result, the analysis required additional work to reconcile the number of workers available in the region with the number of jobs. Ideally the development of the population and employment forecast control totals would be internally consistent reflecting the high degree of inter-relationship between these two variables.

6.1.3 Consistency of Analytical Approach Between the City and the Region

At the point of developing the control totals for both population and employment, treatment of Edmonton and the rest of the region (CMA) was consistent. Similarly, in the detailed allocation analysis, the Population Allocation and Employment Allocation models developed by the consultant were used for the fine area traffic zone allocations for both Edmonton and the region.

There was a departure in approach in how the region (outside of Edmonton) control totals were determined by district (or municipality). In the region, municipalities were asked to provide projections of population and employment to be used as a basis, at least in part, in arriving at district (municipality) control totals. The approaches taken to forecasting differed as the level of forecasting sophistication varied significantly across municipalities. In addition, some

municipalities did not participate in this process. Where this exercise helped to provide some perspective on the expectations for growth in various communities in the region, the region control totals did not provide sufficient room to accommodate all the growth expected.

It is recommended that municipalities be asked to provide population and growth projections prior to the development of the control totals. In addition, some agreed upon expectations about the trends and direction of significant economic variables should be provided to each municipality to provide a consistent "overview" of the expected economic conditions within which their community will develop. Further, municipalities should be involved in the "reconciliation" of these individual projections in the context of reasonable expectations for aggregate regional growth at the CMA level. This process would not only represent an improvement in arriving at control totals for districts in the region, but also the split between growth within the City of Edmonton and the rest of the region (CMA).

6.1.4 Absence of Historical Employment Data

As described above and in Section 5, working with the employment control data provided to the consulting team presented a challenge. This challenge was made more acute by the absence of historical employment data by "place of work" and by industry that could be used in the allocation process.

In contrast, the availability of historical population information at the fine area traffic district level, by age category and occupation – provided a substantive basis upon which historical trends could be evaluated and expectations regarding changes to neighbourhoods and newly developing areas could be based. This information was not available on the employment side of the analysis. As a result, a higher degree of confidence can be placed in the population allocations presented in this study.

6.1.5 Place of Work Employment Control Totals

As discussed in Section 5 of the report, significant effort was required to convert the employment control totals from "place of residence" to "place of work". Given the limitations of other employment information available to the study team, this exercise required significant assumptions at a number of stages of the analysis. Having control totals based upon "place of work" would significantly reduce the level of effort required to complete the employment allocation process and likely have a significant improvement in the quality of the allocations.

6.1.6 Single Scenario is a Limitation

When looking at future development, there are always numerous opportunities from which the analyst must select a single direction. Developing a "single scenario" limits the analysts' ability to accommodate alternate realistic and reasonable expectations about the future. While it is believed that all the

assumptions that have gone into the current population and employment allocations are reasonable, they can not cover the complete range of what can be reasonably projected for the future. Having an opportunity to develop alternate scenarios would widen the likelihood that most reasonable expectations about the future could be captured in the analysis.

6.1.7 What To Do First - Zone or District Allocations?

It was the original intent of the consulting team to proceed through the allocation process from the top down – allocating population and employment at the traffic district level and then allocating district totals to traffic zones. It was apparent early in the process that the traffic district analysis was being done at the zone level. Because sufficient information is available at the traffic zone level, and because individual development opportunities and decisions happen at this level, this would appear to be the place to start with the allocation process. Approaching the analysis in this way greatly simplifies the allocation analysis, because districts are a simply a summation of the relevant traffic zones.

6.1.8 Automation of the Allocation Process

It is estimated that between the City of Edmonton and Region (CMA outside of Edmonton) analysis, the analysis involves the manipulation of over 600,000 numbers.[92] Just by the magnitude of the information being analyzed, it is essential that models be developed to complete tasks that can be standardized.

The consulting team developed two models to assist with the analysis and these are a deliverable for the project. It is expected, however, that additional improvements could be made to the models to improve their transparency and sophistication in dealing with various allocation issues. Specifically, opportunities to better link the population and employment projections where relevant would greatly enhance the internal consistency of the allocations.[93]

[92] The largest component of the numbers is associated with the cohort survival analysis requiring annual (25 years) results for the population analysis for each of the age categories. If this approach were not taken, the analysis would have involved over 150,000 numbers.

[93] For example, at home work is a direct link between the population and employment allocation models and needs to be treated consistently in each.

Appendix A: Population Control Totals for City of Edmonton & Edmonton Region

City of Edmonton Population: 2000-2025

	2000	2005	2010	2015	2020	2025
0-4	38,386	39,383	41,366	42,984	42,685	42,025
5-9	41,623	38,012	39,793	40,887	42,172	42,490
10-14	42,285	40,901	38,222	39,284	40,035	41,824
15-19	45,031	45,748	45,074	41,735	42,493	43,688
20-24	56,326	60,005	61,626	59,637	55,446	57,063
25-29	52,744	56,213	60,904	60,878	58,566	55,823
30-34	52,549	53,656	58,503	61,612	61,015	59,853
35-39	56,868	50,332	52,648	55,978	58,365	58,699
40-44	57,066	56,981	51,582	52,980	55,836	58,888
45-49	47,521	55,191	55,789	50,157	51,235	54,429
50-54	38,175	45,199	52,969	53,178	47,689	49,062
55-59	28,267	37,723	45,041	52,519	52,654	47,442
60-64	24,403	29,084	39,120	46,466	54,108	54,500
65-69	23,908	25,157	30,220	40,344	47,849	55,770
70-74	20,107	21,309	22,614	26,913	35,753	42,491
75-79	15,836	17,814	18,992	20,055	23,799	31,651
80-84	8,987	11,306	12,733	13,483	14,220	16,908
85+	7,429	9,108	11,255	12,967	14,087	15,015
Total	657,509	693,123	738,452	772,057	798,008	827,620

Edmonton Region Population: 2000-2025

	2000	2005	2010	2015	2020	2025
0-4	18,038	19,307	21,044	22,607	23,164	23,441
5-9	21,131	20,098	21,804	23,125	24,572	25,423
10-14	23,277	23,461	22,663	23,987	25,137	26,929
15-19	21,316	22,505	22,873	21,927	23,138	24,495
20-24	11,132	12,847	14,161	14,555	14,260	15,355
25-29	16,751	18,927	21,537	22,458	22,478	22,173
30-34	18,234	19,673	22,446	24,651	25,307	25,653
35-39	24,757	22,888	24,881	27,419	29,549	30,577
40-44	25,234	26,314	24,778	26,375	28,682	31,154
45-49	23,134	28,028	29,357	27,258	28,708	31,318
50-54	20,217	24,880	30,172	31,230	28,782	30,406
55-59	13,857	19,335	23,918	28,721	29,590	27,415
60-64	9,035	11,382	16,022	19,783	23,740	24,551
65-69	5,676	6,424	8,189	11,547	14,342	17,406
70-74	4,934	5,605	6,309	7,915	11,017	13,647
75-79	3,237	3,952	4,498	5,035	6,292	8,755
80-84	2,722	3,636	4,307	4,765	5,234	6,444
85+	2,342	3,024	3,909	4,709	5,320	5,882
Total	265,023	292,289	322,868	348,069	369,312	391,025

Appendix B: Population Allocations by Traffic District

Traffic District		2000	2005	2010	2015	2020	2025
1	CBD	7,199	8,048	8,635	9,778	10,592	11,472
2	University	20,536	21,125	21,707	22,145	22,564	22,962
3	Southgate	29,622	29,572	29,586	29,638	29,654	29,642
5	Jasper Place	56,150	55,585	55,548	55,618	55,655	55,628
8	North Cental	38,976	38,909	38,926	38,986	39,004	38,987
9	Calder	21,844	22,411	24,015	25,991	27,996	29,972
10	Londonderry	47,622	47,347	47,540	47,810	47,975	48,092
11	Beverly	26,760	26,502	26,459	26,495	26,510	26,497
13	Capilano	29,632	29,622	29,826	29,848	29,874	29,856
14	Bonnie Doon	19,959	19,959	20,043	20,121	20,183	20,226
22	CBD Fringe	44,082	44,834	45,652	46,316	47,121	47,863
	Total - Inner City	342,383	343,915	347,938	352,746	357,129	361,197
7	Northwest Industrial	442	441	442	442	442	441
16	South Industrial	10	11	11	11	12	12
17	Mistatim	137	137	137	137	137	137
20	Southeast Industrial	1,912	1,912	1,910	1,912	1,912	1,912
31	Cloverbar	47	47	47	47	47	47
	Total - Other	2,548	2,549	2,546	2,549	2,550	2,549
4	Riverbend	23,538	31,686	40,784	42,105	43,826	44,626
6	West Jasper Place	55,659	56,330	57,073	56,271	56,127	55,916
12	Clareview	31,162	33,133	34,235	33,830	33,565	33,106
15	Mill Woods	83,601	81,272	79,087	78,941	78,626	78,415
18	Castle Downs	36,527	39,728	45,747	49,794	53,863	57,457
19	Lake District	18,715	23,516	29,747	34,026	36,820	41,675
21	Meadows	5,810	11,413	15,335	20,975	24,536	26,987
23	Kaskitayo	45,956	45,926	45,297	44,958	44,734	44,657
24	Ellerslie	803	2,100	7,027	10,931	15,416	21,574
25	Heritage Valley East	2,001	8,090	13,281	17,455	18,882	21,085
26	Heritage Valley West	303	403	420	409	400	391
27	West Edmonton	3,380	8,283	15,239	22,291	26,889	33,247
28	Winterburn	2,097	2,096	2,094	2,096	2,098	2,097
29	Land Bank	523	523	523	524	523	522
30	Northeast Edmonton	2,168	2,167	2,164	2,167	2,168	2,168
	Total - Suburbs	312,243	346,665	388,052	416,771	438,473	463,923
	Total - City	657,174	693,128	738,536	772,067	798,152	827,670
Control Totals		657,511	693,122	738,451	772,057	798,007	827,621
Variance		337	(6)	(85)	(10)	(145)	(49)

Appendix C: Population Age Breakdown (Aggregate Age Categories) by Traffic District

Traffic District		2000			2005			2010			2015			2020			2025		
		0-19	20-64	65 +	0-19	20-64	65 +	0-19	20-64	65 +	0-19	20-64	65 +	0-19	20-64	65 +	0-19	20-64	65 +
1	CBD	9%	81%	10%	14%	75%	11%	19%	70%	12%	19%	67%	14%	18%	65%	17%	16%	62%	22%
2	University	13%	77%	10%	17%	73%	10%	22%	68%	10%	23%	66%	12%	21%	65%	15%	19%	62%	19%
3	Southgate	19%	65%	16%	20%	65%	15%	22%	64%	14%	22%	64%	14%	21%	63%	16%	21%	61%	19%
5	Jasper Place	23%	60%	17%	22%	61%	17%	21%	62%	17%	20%	62%	18%	19%	61%	20%	19%	58%	23%
8	North Central	22%	62%	15%	22%	64%	15%	23%	64%	14%	22%	63%	15%	21%	62%	17%	21%	60%	19%
9	Calder	25%	58%	17%	25%	58%	17%	22%	62%	16%	20%	64%	16%	20%	62%	18%	21%	60%	19%
10	Londonderry	26%	60%	14%	23%	61%	17%	22%	61%	17%	22%	61%	17%	21%	61%	18%	21%	59%	20%
11	Beverly	24%	61%	15%	23%	62%	15%	22%	62%	15%	21%	62%	16%	20%	61%	19%	20%	59%	21%
13	Capilano	21%	58%	21%	21%	58%	21%	20%	60%	20%	18%	61%	21%	17%	60%	23%	18%	57%	25%
14	Bonnie Doon	20%	63%	17%	21%	64%	16%	21%	64%	15%	20%	64%	16%	19%	62%	19%	19%	59%	22%
22	CBD Fringe	14%	70%	15%	17%	68%	15%	20%	66%	15%	19%	64%	16%	17%	63%	20%	17%	59%	24%
	Total - Inner City	21%	63%	16%	21%	63%	16%	21%	63%	15%	21%	63%	16%	20%	62%	19%	19%	59%	21%
7	Northwest Industrial	11%	71%	18%	12%	65%	23%	14%	61%	26%	14%	58%	28%	13%	57%	31%	14%	54%	33%
16	South Industrial	2%	98%	0%	8%	84%	8%	18%	67%	15%	22%	58%	20%	23%	55%	22%	22%	53%	25%
17	Mistatim	23%	62%	15%	21%	63%	15%	21%	63%	16%	19%	63%	18%	18%	61%	21%	18%	57%	24%
20	Southeast Industrial	24%	65%	11%	23%	63%	14%	22%	63%	16%	20%	63%	17%	19%	61%	20%	19%	58%	23%
31	Cloverbar	16%	70%	14%	12%	66%	21%	15%	62%	23%	17%	60%	23%	16%	59%	25%	16%	57%	27%
	Total - Other	21%	66%	12%	20%	64%	16%	20%	62%	17%	19%	62%	19%	18%	60%	22%	18%	57%	25%
4	Riverbend	30%	62%	9%	26%	64%	10%	18%	69%	13%	19%	65%	16%	21%	61%	18%	22%	59%	19%
6	West Jasper Place	30%	63%	8%	25%	65%	9%	24%	65%	11%	24%	63%	13%	24%	62%	15%	23%	60%	17%
12	Clareview	32%	63%	4%	28%	66%	6%	26%	66%	8%	26%	64%	10%	26%	63%	11%	25%	62%	14%
15	Mill Woods	33%	62%	5%	27%	66%	7%	27%	65%	8%	26%	64%	10%	26%	63%	12%	24%	62%	14%
18	Castle Downs	30%	63%	7%	26%	65%	9%	22%	67%	11%	21%	66%	13%	22%	63%	15%	22%	61%	17%
19	Lake District	33%	63%	4%	29%	65%	6%	22%	69%	10%	18%	68%	14%	20%	63%	17%	20%	60%	19%
21	Meadows	35%	61%	4%	32%	63%	5%	22%	70%	8%	20%	69%	11%	18%	66%	17%	20%	61%	19%
23	Kaskitayo	26%	63%	11%	23%	64%	13%	23%	62%	15%	22%	62%	17%	22%	60%	18%	21%	59%	21%
24	Ellerslie	31%	58%	11%	37%	55%	8%	19%	72%	9%	19%	70%	11%	19%	67%	14%	19%	64%	17%
25	Heritage Valley East	26%	67%	7%	24%	67%	10%	22%	63%	15%	21%	58%	21%	16%	56%	28%	16%	54%	30%
26	Heritage Valley West	29%	59%	12%	24%	61%	15%	20%	62%	18%	20%	59%	21%	22%	56%	22%	22%	56%	23%
27	West Edmonton	30%	63%	7%	30%	62%	8%	18%	71%	11%	17%	67%	17%	20%	62%	18%	20%	60%	20%
28	Winterburn	23%	67%	10%	21%	65%	14%	21%	63%	16%	20%	62%	19%	18%	60%	22%	18%	57%	25%
29	Land Bank	16%	67%	17%	15%	65%	20%	17%	62%	21%	17%	60%	22%	16%	59%	25%	17%	56%	27%
30	Northeast Edmonton	24%	63%	13%	21%	63%	15%	21%	63%	17%	20%	62%	18%	19%	60%	21%	19%	58%	24%
	Total - Suburbs	31%	63%	7%	26%	65%	9%	23%	66%	11%	22%	65%	13%	22%	62%	16%	21%	60%	18%

Appendix D: Occupation Allocations by Traffic District

Traffic District		Pre-Schoolers					
		2000	2005	2010	2015	2020	2025
1	CBD	220	520	566	513	475	423
2	University	780	1,379	1,448	1,207	981	949
3	Southgate	1,461	1,857	1,938	1,741	1,570	1,492
5	Jasper Place	3,033	2,882	2,930	2,901	2,803	2,836
8	North Cental	2,268	2,335	2,372	2,209	2,073	1,992
9	Calder	1,466	1,264	1,163	1,422	1,574	1,704
10	Londonderry	2,962	2,642	2,878	2,804	2,648	2,606
11	Beverly	1,598	1,458	1,484	1,434	1,380	1,360
13	Capilano	1,527	1,434	1,367	1,423	1,403	1,514
14	Bonnie Doon	1,092	1,136	1,098	1,028	966	981
22	CBD Fringe	2,003	2,708	2,656	2,348	1,990	2,152
	Total - Inner City	18,411	19,615	19,900	19,031	17,863	18,010
7	Northwest Industrial	8	6	5	6	5	8
16	South Industrial	0	1	1	1	1	1
17	Mistatim	10	8	7	7	6	7
20	Southeast Industrial	124	102	99	93	90	92
31	Cloverbar	0	1	1	1	1	1
	Total - Other	143	118	113	108	103	108
4	Riverbend	1,328	1,669	1,839	2,657	2,742	2,537
6	West Jasper Place	3,677	3,313	3,588	3,523	3,306	2,977
12	Clareview	2,462	2,182	2,279	2,235	2,161	1,845
15	Mill Woods	6,201	5,067	5,631	5,176	4,999	4,354
18	Castle Downs	2,434	2,393	2,698	3,098	3,558	3,201
19	Lake District	1,412	1,403	1,470	1,894	2,331	2,438
21	Meadows	503	755	743	1,268	1,284	1,664
23	Kaskitayo	2,728	2,542	2,668	2,517	2,432	2,258
24	Ellerslie	89	293	316	649	852	1,146
25	Heritage Valley East	152	465	653	771	624	905
26	Heritage Valley West	14	17	20	24	24	21
27	West Edmonton	284	566	583	1,245	1,752	1,858
28	Winterburn	124	110	108	102	96	99
29	Land Bank	18	12	11	11	11	11
30	Northeast Edmonton	101	88	91	92	90	91
	Total - Suburbs	21,527	20,875	22,703	25,261	26,262	25,406
	Total - City	40,081	40,607	42,717	44,400	44,227	43,524

Traffic District		Elem./ Junior High					
		2000	2005	2010	2015	2020	2025
1	CBD	146	383	760	914	908	809
2	University	915	1,319	2,128	2,369	2,133	1,948
3	Southgate	2,645	2,740	3,246	3,361	3,204	3,055
5	Jasper Place	6,640	6,014	5,649	5,379	5,168	5,275
8	North Cental	4,056	4,086	4,310	4,262	4,098	3,988
9	Calder	2,864	2,991	2,479	2,476	2,689	3,077
10	Londonderry	6,231	5,134	5,149	5,149	5,018	5,024
11	Beverly	3,298	2,971	2,855	2,730	2,628	2,623
13	Capilano	3,232	3,231	2,823	2,563	2,408	2,595
14	Bonnie Doon	1,958	2,039	2,075	1,983	1,846	1,842
22	CBD Fringe	2,521	3,551	4,433	4,510	3,901	3,836
	Total - Inner City	34,505	34,459	35,907	35,699	34,000	34,072
7	Northwest Industrial	11	13	12	10	6	9
16	South Industrial	0	0	1	1	2	2
17	Mistatim	13	15	15	13	12	12
20	Southeast Industrial	246	221	205	186	171	172
31	Cloverbar	1	1	1	2	2	2
	Total - Other	270	250	233	212	193	196
4	Riverbend	3,805	4,116	3,072	3,635	4,513	4,886
6	West Jasper Place	8,612	6,955	6,687	6,764	6,760	6,399
12	Clareview	5,274	4,553	4,350	4,368	4,501	4,214
15	Mill Woods	14,438	10,510	10,489	10,368	10,410	9,713
18	Castle Downs	5,694	4,928	4,544	4,791	5,911	6,243
19	Lake District	3,372	3,560	2,887	2,736	3,489	4,297
21	Meadows	1,112	1,980	1,534	1,881	1,919	2,539
23	Kaskitayo	6,059	5,112	5,031	4,897	4,810	4,618
24	Ellerslie	125	370	542	956	1,416	2,064
25	Heritage Valley East	236	890	1,458	1,780	1,309	1,420
26	Heritage Valley West	46	47	38	40	44	44
27	West Edmonton	522	1,370	1,126	1,602	2,541	3,257
28	Winterburn	245	222	213	199	182	182
29	Land Bank	22	26	24	22	20	20
30	Northeast Edmonton	258	209	185	172	166	169
	Total - Suburbs	49,821	44,848	42,181	44,212	47,992	50,065
	Total - City	84,595	79,557	78,321	80,122	82,184	84,332

Traffic District		Senior High 2000	2005	2010	2015	2020	2025
1	CBD	149	80	116	205	261	289
2	University	444	313	381	555	659	638
3	Southgate	955	819	826	900	960	940
5	Jasper Place	1,953	1,960	1,869	1,662	1,611	1,553
8	North Cental	1,392	1,243	1,232	1,222	1,238	1,207
9	Calder	700	847	932	821	811	852
10	Londonderry	1,893	1,789	1,616	1,500	1,514	1,486
11	Beverly	958	951	909	830	809	782
13	Capilano	871	970	1,000	845	791	745
14	Bonnie Doon	538	574	610	592	587	558
22	CBD Fringe	1,065	874	1,045	1,209	1,315	1,221
	Total - Inner City	10,918	10,420	10,536	10,340	10,555	10,272
7	Northwest Industrial	2	3	4	3	3	3
16	South Industrial	0	-	0	0	0	0
17	Mistatim	5	4	4	4	4	4
20	Southeast Industrial	50	64	65	59	56	52
31	Cloverbar	2	1	0	0	1	1
	Total - Other	59	71	74	68	64	59
4	Riverbend	1,131	1,475	1,546	1,043	1,102	1,277
6	West Jasper Place	2,523	2,479	2,182	1,957	1,951	1,946
12	Clareview	1,456	1,536	1,409	1,268	1,248	1,265
15	Mill Woods	4,279	3,960	3,241	3,027	2,972	2,973
18	Castle Downs	1,830	1,807	1,716	1,421	1,473	1,736
19	Lake District	853	1,161	1,269	955	905	1,107
21	Meadows	266	584	697	651	681	668
23	Kaskitayo	1,851	1,769	1,577	1,458	1,431	1,417
24	Ellerslie	23	71	289	315	422	583
25	Heritage Valley East	64	213	375	526	558	500
26	Heritage Valley West	17	20	16	12	12	12
27	West Edmonton	119	331	595	552	627	873
28	Winterburn	59	67	66	62	60	56
29	Land Bank	10	7	8	7	7	6
30	Northeast Edmonton	68	73	66	55	52	50
	Total - Suburbs	14,549	15,552	15,053	13,309	13,498	14,470
	Total - City	25,525	26,044	25,663	23,717	24,117	24,801

Traffic District		Post-Sec Student					
		2000	2005	2010	2015	2020	2025
1	CBD	1,287	1,281	1,197	1,166	1,117	1,065
2	University	4,917	4,844	4,595	4,489	4,421	4,299
3	Southgate	4,041	4,149	4,094	4,091	3,968	3,811
5	Jasper Place	2,305	2,367	2,478	2,573	2,465	2,309
8	North Cental	2,750	2,853	2,853	2,882	2,817	2,724
9	Calder	586	605	691	762	768	747
10	Londonderry	2,022	2,100	2,156	2,243	2,212	2,148
11	Beverly	1,101	1,128	1,154	1,184	1,144	1,088
13	Capilano	1,156	1,163	1,237	1,301	1,255	1,172
14	Bonnie Doon	1,137	1,153	1,176	1,197	1,136	1,055
22	CBD Fringe	3,639	3,640	3,560	3,541	3,429	3,262
	Total - Inner City	24,942	25,282	25,193	25,430	24,731	23,681
7	Northwest Industrial	2	2	2	2	2	1
16	South Industrial	-	-	-	-	-	-
17	Mistatim	7	8	8	8	8	8
20	Southeast Industrial	25	24	24	25	24	23
31	Cloverbar	-	-	-	-	-	-
	Total - Other	35	34	34	35	34	32
4	Riverbend	1,602	1,882	2,237	2,290	2,173	2,074
6	West Jasper Place	2,819	3,034	3,155	3,114	2,962	2,815
12	Clareview	1,505	1,752	1,928	1,905	1,816	1,706
15	Mill Woods	4,096	4,385	4,326	4,369	4,194	4,038
18	Castle Downs	1,940	2,148	2,511	2,797	2,743	2,664
19	Lake District	913	1,191	1,617	1,819	1,744	1,716
21	Meadows	231	479	605	731	724	701
23	Kaskitayo	3,290	3,365	3,279	3,237	3,101	2,958
24	Ellerslie	18	20	58	178	469	849
25	Heritage Valley East	84	207	311	368	392	459
26	Heritage Valley West	16	23	25	24	22	20
27	West Edmonton	73	107	130	137	133	118
28	Winterburn	49	47	46	45	43	40
29	Land Bank	4	5	5	4	4	4
30	Northeast Edmonton	18	19	19	20	19	18
	Total - Suburbs	16,658	18,663	20,250	21,038	20,540	20,180
	Total - City	41,635	43,979	45,476	46,503	45,304	43,893

Traffic District		Workers At Home					
		2000	2005	2010	2015	2020	2025
1	CBD	78	96	112	131	151	542
2	University	415	468	527	588	656	774
3	Southgate	533	588	649	714	787	924
5	Jasper Place	1,374	1,520	1,678	1,852	2,044	2,403
8	North Cental	479	527	581	640	706	898
9	Calder	317	361	423	501	586	694
10	Londonderry	520	603	684	758	839	1,004
11	Beverly	292	323	356	385	415	489
13	Capilano	527	583	646	713	787	908
14	Bonnie Doon	390	431	477	528	583	696
22	CBD Fringe	695	781	875	976	1,090	1,674
	Total - Inner City	5,620	6,282	7,008	7,786	8,645	11,006
7	Northwest Industrial	-	-	-	-	-	30
16	South Industrial	-	-	-	-	-	-
17	Mistatim	7	8	9	10	11	26
20	Southeast Industrial	7	8	9	10	9	38
31	Cloverbar	-	-	-	-	-	4
	Total - Other	14	16	18	19	20	98
4	Riverbend	889	1,099	1,331	1,491	1,667	1,879
6	West Jasper Place	941	1,064	1,202	1,330	1,459	1,698
12	Clareview	323	400	476	532	590	726
15	Mill Woods	1,417	1,573	1,743	1,925	2,119	2,515
18	Castle Downs	347	427	535	636	753	892
19	Lake District	170	265	393	502	599	683
21	Meadows	54	151	230	348	443	499
23	Kaskitayo	1,068	1,198	1,331	1,478	1,635	1,892
24	Ellerslie	34	59	145	226	324	384
25	Heritage Valley East	6	90	153	241	291	323
26	Heritage Valley West	1	3	3	4	4	4
27	West Edmonton	90	142	207	273	334	371
28	Winterburn	7	8	9	9	10	11
29	Land Bank	3	3	3	3	3	4
30	Northeast Edmonton	40	43	47	52	57	61
	Total - Suburbs	5,390	6,524	7,809	9,050	10,288	11,942
	Total - City	11,025	12,822	14,834	16,855	18,952	23,046

Traffic District		Workers Not At Home					
		2000	2005	2010	2015	2020	2025
1	CBD	3,672	3,618	3,565	3,693	3,781	3,415
2	University	8,131	7,830	7,589	7,629	7,800	7,628
3	Southgate	12,837	12,687	12,505	12,503	12,528	12,206
5	Jasper Place	24,179	24,450	24,724	24,491	24,017	22,976
8	North Cental	16,092	16,118	16,206	16,224	16,134	15,629
9	Calder	9,100	9,553	11,040	12,103	12,995	13,676
10	Londonderry	19,284	19,575	19,609	19,705	19,923	19,745
11	Beverly	11,411	11,517	11,557	11,509	11,395	11,071
13	Capilano	12,449	12,619	13,239	13,243	13,012	12,414
14	Bonnie Doon	9,245	9,345	9,529	9,533	9,366	8,906
22	CBD Fringe	20,870	20,187	20,174	20,233	20,377	19,211
	Total - Inner City	147,271	147,499	149,735	150,866	151,327	146,875
7	Northwest Industrial	62	54	51	49	48	16
16	South Industrial	7	6	5	5	5	5
17	Mistatim	53	52	52	51	48	30
20	Southeast Industrial	899	895	890	887	875	815
31	Cloverbar	13	11	10	10	10	6
	Total - Other	1,034	1,019	1,008	1,001	986	873
4	Riverbend	10,030	13,845	18,194	17,244	16,994	16,666
6	West Jasper Place	26,061	26,993	26,526	25,364	25,028	24,529
12	Clareview	14,962	16,536	16,937	16,287	15,944	15,623
15	Mill Woods	38,697	39,711	37,341	36,624	36,041	35,567
18	Castle Downs	17,055	19,112	22,058	23,228	23,823	24,901
19	Lake District	9,082	11,842	15,785	17,143	17,189	18,576
21	Meadows	2,966	6,085	9,021	11,974	13,500	13,857
23	Kaskitayo	20,361	20,387	19,479	18,889	18,477	18,007
24	Ellerslie	310	758	2,713	3,975	5,414	7,261
25	Heritage Valley East	981	3,873	6,325	7,903	8,126	8,241
26	Heritage Valley West	150	203	209	190	180	177
27	West Edmonton	1,326	2,738	4,741	6,473	7,691	9,540
28	Winterburn	1,057	1,034	1,006	987	971	939
29	Land Bank	101	98	98	97	95	92
30	Northeast Edmonton	770	783	778	763	745	720
	Total - Suburbs	143,911	163,998	181,210	187,141	190,219	194,697
	Total - City	292,215	312,517	331,953	339,008	342,533	342,445

Traffic District		Senior 65+ Employed 2000	2005	2010	2015	2020	2025
1	CBD	42	60	80	125	200	333
2	University	110	133	165	223	337	512
3	Southgate	310	336	364	436	569	771
5	Jasper Place	637	725	829	1,024	1,342	1,738
8	North Cental	396	435	480	586	773	1,043
9	Calder	248	288	347	436	590	798
10	Londonderry	456	610	721	855	1,054	1,320
11	Beverly	258	306	357	445	583	762
13	Capilano	419	476	535	642	830	1,049
14	Bonnie Doon	223	240	263	329	457	627
22	CBD Fringe	431	487	576	756	1,109	1,557
	Total - Inner City	3,531	4,095	4,717	5,857	7,843	10,510
7	Northwest Industrial	2	4	5	7	8	10
16	South Industrial	0	0	0	0	0	0
17	Mistatim	1	2	2	3	4	5
20	Southeast Industrial	13	20	26	33	45	60
31	Cloverbar	0	0	1	1	1	1
	Total - Other	17	25	33	43	58	76
4	Riverbend	135	247	463	675	927	1,191
6	West Jasper Place	280	403	550	733	977	1,329
12	Clareview	87	159	250	351	458	638
15	Mill Woods	298	450	593	836	1,114	1,579
18	Castle Downs	162	267	439	690	967	1,386
19	Lake District	55	116	260	496	759	1,132
21	Meadows	14	40	111	244	491	720
23	Kaskitayo	341	473	601	770	982	1,278
24	Ellerslie	6	13	58	121	254	515
25	Heritage Valley East	9	55	169	368	613	878
26	Heritage Valley West	2	5	7	9	11	12
27	West Edmonton	16	52	157	386	594	953
28	Winterburn	14	22	30	40	55	71
29	Land Bank	2	3	4	5	6	8
30	Northeast Edmonton	14	19	25	33	43	56
	Total - Suburbs	1,433	2,325	3,715	5,757	8,252	11,746
	Total - City	4,981	6,446	8,466	11,657	16,152	22,332

Traffic District		Adult - Other					
		2000	2005	2010	2015	2020	2025
1	CBD	1,027	1,300	1,428	1,953	2,247	2,546
2	University	3,140	3,108	3,067	3,024	2,974	2,925
3	Southgate	2,523	2,409	2,278	2,146	1,935	1,714
5	Jasper Place	7,143	7,043	7,000	6,936	6,436	5,869
8	North Cental	5,840	5,964	5,857	5,749	5,367	4,932
9	Calder	3,101	3,075	3,429	3,724	3,691	3,526
10	Londonderry	7,895	7,644	7,433	7,449	7,109	6,660
11	Beverly	4,245	4,219	4,180	4,157	3,921	3,650
13	Capilano	3,614	3,491	3,566	3,609	3,355	3,023
14	Bonnie Doon	2,263	2,194	2,151	2,103	1,921	1,717
22	CBD Fringe	6,651	6,612	6,297	6,034	5,627	5,174
	Total - Inner City	47,441	47,060	46,687	46,884	44,584	41,737
7	Northwest Industrial	327	317	312	310	307	304
16	South Industrial	3	3	2	2	2	2
17	Mistatim	21	21	20	20	19	17
20	Southeast Industrial	362	342	334	334	316	294
31	Cloverbar	28	28	28	28	27	27
	Total - Other	741	711	697	693	672	644
4	Riverbend	2,743	4,416	7,413	7,271	6,967	6,807
6	West Jasper Place	6,851	7,302	7,622	7,191	6,579	6,072
12	Clareview	3,883	4,119	4,080	3,872	3,514	3,176
15	Mill Woods	10,019	10,263	9,730	9,436	8,679	7,989
18	Castle Downs	4,656	5,322	6,667	7,070	7,271	7,417
19	Lake District	2,086	2,598	3,435	4,225	4,289	4,783
21	Meadows	469	862	1,269	1,780	1,921	1,921
23	Kaskitayo	5,508	5,454	5,258	5,101	4,727	4,388
24	Ellerslie	115	365	2,321	3,471	4,415	5,611
25	Heritage Valley East	341	1,629	2,126	2,334	2,515	2,975
26	Heritage Valley West	23	31	32	30	27	23
27	West Edmonton	733	2,355	6,111	8,308	8,899	10,434
28	Winterburn	354	331	315	307	285	262
29	Land Bank	34	33	31	31	29	27
30	Northeast Edmonton	289	281	280	280	262	240
	Total - Suburbs	38,103	45,362	56,691	60,708	60,380	62,126
	Total - City	86,286	93,133	104,075	108,285	105,635	104,507

Traffic District		Adult - Institution					
		2000	2005	2010	2015	2020	2025
1	CBD	-	-	-	-	-	-
2	University	150	150	150	150	150	150
3	Southgate	-	-	-	-	-	-
5	Jasper Place	10	9	9	9	9	9
8	North Cental	178	178	178	178	178	178
9	Calder	1	1	2	3	4	5
10	Londonderry	-	-	-	-	-	-
11	Beverly	-	-	-	-	-	-
13	Capilano	-	-	-	-	-	-
14	Bonnie Doon	-	-	-	-	-	-
22	CBD Fringe	205	213	215	217	219	221
	Total - Inner City	543	551	553	556	559	562
7	Northwest Industrial	-	-	-	-	-	-
16	South Industrial	-	-	-	-	-	-
17	Mistatim	-	-	-	-	-	-
20	Southeast Industrial	-	-	-	-	-	-
31	Cloverbar	-	-	-	-	-	-
	Total - Other	-	-	-	-	-	-
4	Riverbend	-	-	-	-	-	-
6	West Jasper Place	-	-	-	-	-	-
12	Clareview	-	-	-	-	-	-
15	Mill Woods	-	-	-	-	-	-
18	Castle Downs	151	144	139	135	325	515
19	Lake District	-	-	-	-	-	-
21	Meadows	-	-	-	-	-	-
23	Kaskitayo	-	-	-	-	-	-
24	Ellerslie	-	-	-	-	-	-
25	Heritage Valley East	-	-	-	-	-	-
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	-	-	-	-	-	-
28	Winterburn	-	-	-	-	-	-
29	Land Bank	303	303	303	303	303	303
30	Northeast Edmonton	421	421	421	421	421	421
	Total - Suburbs	875	868	863	859	1,049	1,239
	Total - City	1,418	1,419	1,417	1,416	1,609	1,802

Traffic District		Senior 65+ 2000	2005	2010	2015	2020	2025
1	CBD	621	771	890	1,201	1,652	2,379
2	University	1,645	1,715	1,829	2,135	2,789	3,650
3	Southgate	4,627	4,323	4,051	4,182	4,703	5,501
5	Jasper Place	9,513	9,339	9,211	9,815	11,102	12,397
8	North Cental	5,921	5,605	5,337	5,620	6,393	7,439
9	Calder	3,710	3,714	3,857	4,180	4,879	5,690
10	Londonderry	6,815	7,861	8,015	8,201	8,713	9,419
11	Beverly	3,857	3,938	3,965	4,266	4,817	5,434
13	Capilano	6,256	6,131	5,949	6,151	6,863	7,485
14	Bonnie Doon	3,337	3,087	2,926	3,156	3,777	4,471
22	CBD Fringe	6,435	6,277	6,400	7,248	9,172	11,111
	Total - Inner City	52,736	52,762	52,429	56,155	64,860	74,975
7	Northwest Industrial	30	46	56	63	70	71
16	South Industrial	0	1	2	2	3	3
17	Mistatim	20	21	22	25	29	33
20	Southeast Industrial	199	255	284	318	371	426
31	Cloverbar	3	5	6	6	6	6
	Total - Other	252	328	370	413	479	539
4	Riverbend	2,011	3,182	5,147	6,474	7,669	8,499
6	West Jasper Place	4,175	5,191	6,111	7,028	8,082	9,481
12	Clareview	1,297	2,055	2,776	3,365	3,791	4,552
15	Mill Woods	4,454	5,802	6,586	8,016	9,212	11,267
18	Castle Downs	2,418	3,446	4,877	6,616	8,001	9,886
19	Lake District	827	1,496	2,890	4,751	6,274	8,074
21	Meadows	210	517	1,235	2,342	4,063	5,138
23	Kaskitayo	5,091	6,100	6,675	7,380	8,120	9,119
24	Ellerslie	87	164	642	1,161	2,104	3,676
25	Heritage Valley East	135	710	1,879	3,532	5,068	6,263
26	Heritage Valley West	36	60	76	85	88	88
27	West Edmonton	232	673	1,745	3,700	4,912	6,796
28	Winterburn	202	278	331	385	451	507
29	Land Bank	28	36	41	46	50	54
30	Northeast Edmonton	202	250	278	312	356	397
	Total - Suburbs	21,407	29,961	41,289	55,193	68,241	83,796
	Total - City	74,395	83,051	94,087	111,761	133,580	159,311

Traffic District		Retired Seniors					
		2000	2005	2010	2015	2020	2025
1	CBD	579	711	810	1,076	1,452	2,046
2	University	1,535	1,582	1,664	1,912	2,452	3,138
3	Southgate	4,317	3,988	3,686	3,746	4,134	4,730
5	Jasper Place	8,876	8,614	8,383	8,791	9,760	10,659
8	North Cental	5,524	5,170	4,857	5,034	5,620	6,396
9	Calder	3,462	3,426	3,510	3,744	4,289	4,892
10	Londonderry	6,359	7,251	7,294	7,346	7,659	8,099
11	Beverly	3,599	3,632	3,608	3,821	4,235	4,672
13	Capilano	5,837	5,655	5,413	5,509	6,033	6,436
14	Bonnie Doon	3,113	2,847	2,663	2,827	3,320	3,845
22	CBD Fringe	6,004	5,789	5,824	6,492	8,063	9,553
	Total - Inner City	49,205	48,667	47,711	50,298	57,017	64,465
7	Northwest Industrial	28	42	51	56	61	61
16	South Industrial	0	1	1	2	2	3
17	Mistatim	19	20	20	22	26	29
20	Southeast Industrial	186	236	259	285	326	366
31	Cloverbar	3	5	5	5	5	6
	Total - Other	235	303	336	370	421	464
4	Riverbend	1,876	2,935	4,684	5,799	6,742	7,308
6	West Jasper Place	3,896	4,788	5,561	6,295	7,105	8,152
12	Clareview	1,210	1,896	2,526	3,014	3,333	3,914
15	Mill Woods	4,156	5,352	5,993	7,180	8,098	9,687
18	Castle Downs	2,256	3,178	4,439	5,926	7,033	8,500
19	Lake District	772	1,380	2,630	4,256	5,515	6,942
21	Meadows	196	477	1,124	2,098	3,572	4,418
23	Kaskitayo	4,750	5,626	6,074	6,610	7,138	7,840
24	Ellerslie	81	152	584	1,040	1,849	3,161
25	Heritage Valley East	126	655	1,710	3,164	4,455	5,385
26	Heritage Valley West	33	55	69	76	77	76
27	West Edmonton	217	621	1,588	3,314	4,318	5,843
28	Winterburn	188	256	301	345	397	436
29	Land Bank	26	33	37	41	44	46
30	Northeast Edmonton	188	231	253	279	313	341
	Total - Suburbs	19,974	27,636	37,574	49,436	59,989	72,050
	Total - City	69,414	76,605	85,622	100,104	117,427	136,979

Appendix E: Employment Allocations by Traffic District

Traffic District		2000	2005	2010	2015	2020	2025
1	CBD	49,206	52,414	55,884	57,592	58,672	60,475
2	University	26,685	28,057	29,774	29,045	29,242	29,435
3	Southgate	15,525	16,887	17,416	20,051	20,666	21,030
5	Jasper Place	16,099	17,065	17,729	17,939	18,097	18,250
8	North Cental	22,792	24,351	25,851	26,496	26,694	26,887
9	Calder	4,909	5,089	5,634	6,102	6,251	6,378
10	Londonderry	12,410	13,221	13,791	13,875	13,966	14,056
11	Beverly	6,576	6,896	7,118	7,155	7,197	7,239
13	Capilano	14,586	16,080	17,300	17,521	17,634	17,745
14	Bonnie Doon	26,264	28,050	28,726	28,866	29,003	29,139
22	CBD Fringe	34,197	36,075	37,436	37,795	38,112	38,419
	Total - Inner City	229,249	244,185	256,659	262,437	265,535	269,055
7	Northwest Industrial	32,086	36,107	38,545	40,413	42,735	43,937
16	South Industrial	11,795	15,073	16,628	16,934	17,040	17,143
17	Mistatim	6,382	9,175	13,134	16,434	18,176	19,166
20	Southeast Industrial	9,043	11,311	13,879	15,437	17,327	20,263
31	Cloverbar	2,561	2,878	2,966	2,981	2,989	3,512
	Total - Other	61,868	74,545	85,152	92,199	98,268	104,020
4	Riverbend	3,358	4,020	5,176	5,219	5,316	5,358
6	West Jasper Place	14,978	16,017	16,498	16,635	16,795	16,950
12	Clareview	5,926	6,648	7,406	7,741	8,757	9,479
15	Mill Woods	12,543	13,284	14,162	14,291	14,352	14,416
18	Castle Downs	6,054	6,421	7,077	7,332	7,594	7,826
19	Lake District	1,822	2,056	2,498	2,883	3,138	3,342
21	Meadows	486	790	1,242	1,603	1,761	1,941
23	Kaskitayo	12,453	12,278	12,066	12,183	12,303	12,417
24	Ellerslie	298	2,911	4,203	5,355	9,754	12,737
25	Heritage Valley East	339	548	814	1,128	1,350	1,607
26	Heritage Valley West	73	76	78	78	78	78
27	West Edmonton	669	834	1,358	1,701	1,906	2,161
28	Winterburn	1,457	2,291	4,867	5,182	5,628	7,749
29	Land Bank	320	320	327	331	334	338
30	Northeast Edmonton	1,142	1,246	1,327	1,385	1,390	1,396
	Total - Suburbs	61,918	69,741	79,098	83,046	90,456	97,797
	Total - City	353,035	388,471	420,910	437,683	454,259	470,872
Control Totals		353,035	388,470	420,911	437,682	454,259	470,835
Variance		(0)	(1)	1	(1)	0	(37)

Appendix F: Industry Sector Allocation by Traffic District

Traffic District		Total Retail					
		2000	2005	2010	2015	2020	2025
1	CBD	3,493	3,794	4,010	4,042	4,085	4,424
2	University	1,587	1,771	1,876	1,891	1,911	1,930
3	Southgate	3,702	4,018	4,136	4,267	4,364	4,407
5	Jasper Place	2,907	3,055	3,118	3,143	3,177	3,209
8	North Cental	3,556	3,808	4,033	4,164	4,209	4,251
9	Calder	1,272	1,324	1,452	1,562	1,579	1,595
10	Londonderry	4,243	4,494	4,661	4,697	4,748	4,795
11	Beverly	1,171	1,231	1,257	1,266	1,280	1,293
13	Capilano	1,778	2,018	2,194	2,211	2,235	2,257
14	Bonnie Doon	3,584	3,864	3,990	4,022	4,065	4,105
22	CBD Fringe	3,780	3,960	4,042	4,074	4,118	4,159
	Total - Inner City	31,074	33,337	34,768	35,340	35,769	36,427
7	Northwest Industrial	4,061	4,514	4,900	5,236	5,580	5,760
16	South Industrial	1,730	2,419	2,915	2,938	2,970	3,000
17	Mistatim	550	1,080	2,060	2,523	2,857	3,041
20	Southeast Industrial	557	697	797	814	870	1,129
31	Cloverbar	10	83	130	131	132	171
	Total - Other	6,909	8,793	10,802	11,642	12,409	13,100
4	Riverbend	597	719	884	891	917	941
6	West Jasper Place	5,839	6,166	6,294	6,344	6,412	6,476
12	Clareview	1,513	1,765	1,993	2,058	2,290	2,413
15	Mill Woods	1,698	1,784	1,821	1,836	1,856	1,874
18	Castle Downs	2,030	2,156	2,279	2,317	2,342	2,365
19	Lake District	533	574	645	750	779	786
21	Meadows	29	81	169	195	198	200
23	Kaskitayo	3,986	3,411	3,025	3,048	3,081	3,112
24	Ellerslie	16	648	973	1,139	2,197	2,754
25	Heritage Valley East	56	74	107	128	171	188
26	Heritage Valley West	10	10	11	11	11	11
27	West Edmonton	26	40	120	151	153	154
28	Winterburn	55	340	994	1,002	1,097	1,704
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	43	43	44	44	45	45
	Total - Suburbs	16,432	17,813	19,359	19,914	21,547	23,024
	Total - City	54,416	59,943	64,930	66,897	69,726	72,551

Traffic District		Total Service					
		2000	2005	2010	2015	2020	2025
1	CBD	22,847	24,085	25,492	26,276	26,671	27,500
2	University	4,505	4,758	4,855	4,918	4,997	5,072
3	Southgate	5,765	6,431	6,604	6,839	6,998	7,104
5	Jasper Place	5,662	6,026	6,152	6,233	6,331	6,426
8	North Cental	6,454	7,023	7,355	7,599	7,721	7,838
9	Calder	1,115	1,179	1,354	1,520	1,544	1,567
10	Londonderry	3,007	3,311	3,490	3,536	3,592	3,646
11	Beverly	2,460	2,632	2,682	2,717	2,761	2,804
13	Capilano	3,283	3,831	4,103	4,157	4,222	4,286
14	Bonnie Doon	6,314	7,095	7,355	7,451	7,567	7,679
22	CBD Fringe	12,002	12,744	13,012	13,182	13,392	13,593
	Total - Inner City	73,414	79,115	82,453	84,428	85,798	87,514
7	Northwest Industrial	6,526	7,775	9,031	10,140	11,739	12,646
16	South Industrial	2,724	4,392	5,033	5,099	5,179	5,256
17	Mistatim	818	1,665	2,800	4,374	5,065	5,670
20	Southeast Industrial	1,239	2,161	2,856	3,294	4,539	6,029
31	Cloverbar	89	133	149	151	153	384
	Total - Other	11,396	16,125	19,869	23,057	26,675	29,984
4	Riverbend	1,293	1,537	1,888	1,913	1,959	2,003
6	West Jasper Place	6,436	6,960	7,112	7,204	7,320	7,431
12	Clareview	1,279	1,587	1,856	1,930	2,338	2,815
15	Mill Woods	2,921	3,110	3,179	3,220	3,271	3,319
18	Castle Downs	1,424	1,557	1,754	1,837	1,865	1,893
19	Lake District	359	402	499	614	687	697
21	Meadows	70	142	253	296	300	305
23	Kaskitayo	4,947	5,240	5,347	5,417	5,503	5,586
24	Ellerslie	78	673	1,103	1,573	3,718	5,065
25	Heritage Valley East	115	143	188	210	302	321
26	Heritage Valley West	26	26	27	27	27	28
27	West Edmonton	136	158	270	313	318	323
28	Winterburn	146	579	1,530	1,848	2,044	3,187
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	97	97	99	100	102	103
	Total - Suburbs	19,327	22,211	25,102	26,501	29,754	33,075
	Total - City	104,137	117,452	127,424	133,987	142,226	150,572

Traffic District		Total Other					
		2000	2005	2010	2015	2020	2025
1	CBD	22,866	24,535	26,382	27,274	27,916	28,551
2	University	20,593	21,528	23,043	22,236	22,334	22,433
3	Southgate	6,058	6,438	6,676	8,944	9,304	9,519
5	Jasper Place	7,530	7,984	8,459	8,564	8,588	8,615
8	North Cental	12,781	13,520	14,464	14,733	14,764	14,798
9	Calder	2,522	2,586	2,829	3,020	3,128	3,217
10	Londonderry	5,160	5,416	5,640	5,642	5,627	5,615
11	Beverly	2,945	3,033	3,180	3,172	3,156	3,143
13	Capilano	9,525	10,231	11,003	11,153	11,177	11,202
14	Bonnie Doon	16,367	17,091	17,381	17,393	17,371	17,355
22	CBD Fringe	18,415	19,371	20,382	20,538	20,603	20,667
	Total - Inner City	124,761	131,733	139,438	142,669	143,967	145,114
7	Northwest Industrial	21,499	23,818	24,615	25,037	25,416	25,531
16	South Industrial	7,341	8,262	8,680	8,897	8,891	8,888
17	Mistatim	5,014	6,430	8,274	9,537	10,254	10,455
20	Southeast Industrial	7,246	8,454	10,225	11,329	11,919	13,105
31	Cloverbar	2,462	2,663	2,688	2,700	2,704	2,957
	Total - Other	43,562	49,627	54,481	57,499	59,184	60,936
4	Riverbend	1,468	1,764	2,405	2,416	2,440	2,414
6	West Jasper Place	2,704	2,891	3,092	3,087	3,063	3,043
12	Clareview	3,134	3,296	3,558	3,753	4,128	4,252
15	Mill Woods	7,924	8,390	9,161	9,234	9,226	9,223
18	Castle Downs	2,600	2,709	3,043	3,178	3,387	3,568
19	Lake District	930	1,080	1,355	1,519	1,672	1,858
21	Meadows	386	566	820	1,111	1,263	1,437
23	Kaskitayo	3,520	3,627	3,694	3,718	3,719	3,720
24	Ellerslie	204	1,591	2,128	2,643	3,839	4,918
25	Heritage Valley East	167	331	519	790	877	1,099
26	Heritage Valley West	37	40	40	40	40	40
27	West Edmonton	507	636	968	1,237	1,436	1,684
28	Winterburn	1,256	1,372	2,343	2,332	2,487	2,857
29	Land Bank	320	320	327	331	334	338
30	Northeast Edmonton	1,003	1,106	1,184	1,241	1,244	1,248
	Total - Suburbs	26,159	29,717	34,637	36,631	39,156	41,699
	Total - City	194,482	211,077	228,556	236,799	242,307	247,749

Appendix G: Detail Industry Allocation by Traffic District

Traffic District		Primary Industries					
		2000	2005	2010	2015	2020	2025
1	CBD	495	505	511	512	514	516
2	University	162	167	169	169	170	170
3	Southgate	153	161	163	163	164	164
5	Jasper Place	23	24	25	25	25	25
8	North Cental	179	186	188	188	189	190
9	Calder	33	34	34	34	34	35
10	Londonderry	92	96	97	97	97	98
11	Beverly	88	91	92	92	93	93
13	Capilano	314	328	339	340	341	343
14	Bonnie Doon	561	588	595	596	598	601
22	CBD Fringe	193	199	201	202	202	203
	Total - Inner City	2,292	2,378	2,414	2,417	2,426	2,437
7	Northwest Industrial	283	312	323	324	328	329
16	South Industrial	230	261	267	267	268	270
17	Mistatim	61	76	106	106	112	116
20	Southeast Industrial	555	663	757	760	795	869
31	Cloverbar	80	85	86	86	86	86
	Total - Other	1,209	1,397	1,540	1,543	1,588	1,669
4	Riverbend	38	40	40	40	40	40
6	West Jasper Place	54	56	57	57	57	57
12	Clareview	36	38	38	38	38	38
15	Mill Woods	20	21	21	21	21	21
18	Castle Downs	36	37	37	37	37	38
19	Lake District	45	46	47	47	47	47
21	Meadows	21	21	22	22	22	22
23	Kaskitayo	18	18	18	18	18	19
24	Ellerslie	75	130	131	132	151	196
25	Heritage Valley East	94	94	95	96	96	96
26	Heritage Valley West	36	36	37	37	37	37
27	West Edmonton	81	80	81	82	82	82
28	Winterburn	38	38	61	61	61	61
29	Land Bank	110	110	111	112	112	113
30	Northeast Edmonton	58	58	59	59	59	59
	Total - Suburbs	759	824	856	857	879	928
	Total - City	4,260	4,598	4,810	4,817	4,893	5,034

Traffic District		Manufacturing					
		2000	2005	2010	2015	2020	2025
1	CBD	1,164	1,204	1,217	1,226	1,232	1,237
2	University	180	189	191	192	193	194
3	Southgate	1,558	1,661	1,682	1,695	1,703	1,710
5	Jasper Place	258	274	277	279	281	282
8	North Cental	1,993	2,119	2,141	2,208	2,218	2,226
9	Calder	208	217	219	221	222	222
10	Londonderry	1,081	1,150	1,172	1,181	1,186	1,191
11	Beverly	281	299	302	305	306	307
13	Capilano	3,326	3,517	3,623	3,652	3,668	3,683
14	Bonnie Doon	6,667	7,092	7,176	7,234	7,265	7,294
22	CBD Fringe	2,203	2,320	2,344	2,363	2,373	2,383
	Total - Inner City	18,919	20,044	20,343	20,557	20,647	20,728
7	Northwest Industrial	7,040	8,203	8,452	8,669	8,808	8,843
16	South Industrial	4,212	4,739	4,871	5,108	5,130	5,151
17	Mistatim	1,744	2,266	2,723	2,869	3,024	2,956
20	Southeast Industrial	3,273	3,977	4,480	5,032	5,255	5,657
31	Cloverbar	1,863	2,040	2,060	2,077	2,086	2,294
	Total - Other	18,133	21,224	22,586	23,755	24,303	24,901
4	Riverbend	139	147	148	149	150	151
6	West Jasper Place	201	215	217	219	220	221
12	Clareview	550	586	592	597	641	644
15	Mill Woods	200	213	215	217	218	219
18	Castle Downs	100	105	106	107	108	108
19	Lake District	75	80	80	81	81	82
21	Meadows	34	35	46	46	46	46
23	Kaskitayo	219	233	235	237	238	239
24	Ellerslie	3	726	734	839	1,057	1,188
25	Heritage Valley East	7	7	7	7	7	7
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	29	29	30	30	30	30
28	Winterburn	348	348	444	447	449	451
29	Land Bank	13	13	13	13	13	13
30	Northeast Edmonton	16	16	16	16	16	16
	Total - Suburbs	1,933	2,753	2,883	3,006	3,275	3,415
	Total - City	38,985	44,021	45,812	47,317	48,225	49,045

Traffic District		Construction					
		2000	2005	2010	2015	2020	2025
1	CBD	770	706	670	656	639	620
2	University	291	272	272	264	261	256
3	Southgate	318	275	253	274	285	257
5	Jasper Place	225	202	186	169	152	137
8	North Cental	752	658	605	549	495	446
9	Calder	189	184	222	287	375	444
10	Londonderry	604	574	567	523	479	440
11	Beverly	419	366	337	306	275	248
13	Capilano	572	499	479	435	392	353
14	Bonnie Doon	1,691	1,469	1,353	1,230	1,111	1,004
22	CBD Fringe	1,333	1,162	1,095	1,019	962	907
	Total - Inner City	7,165	6,368	6,039	5,711	5,427	5,112
7	Northwest Industrial	2,903	2,443	2,262	2,052	1,851	1,668
16	South Industrial	636	522	497	450	406	366
17	Mistatim	365	286	408	406	373	339
20	Southeast Industrial	829	641	709	799	731	683
31	Cloverbar	118	101	93	85	76	69
	Total - Other	4,850	3,993	3,969	3,793	3,437	3,125
4	Riverbend	316	504	835	833	849	815
6	West Jasper Place	361	368	414	386	348	314
12	Clareview	474	484	518	487	486	438
15	Mill Woods	632	567	534	485	437	394
18	Castle Downs	760	783	958	1,074	1,208	1,276
19	Lake District	242	339	570	709	816	997
21	Meadows	109	244	405	608	757	816
23	Kaskitayo	335	325	318	313	297	281
24	Ellerslie	17	139	324	526	758	1,057
25	Heritage Valley East	47	203	370	612	639	701
26	Heritage Valley West	1	3	4	3	3	3
27	West Edmonton	113	231	495	761	957	1,203
28	Winterburn	208	187	306	278	250	225
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	36	33	30	27	25	22
	Total - Suburbs	3,652	4,409	6,083	7,103	7,830	8,543
	Total - City	15,667	14,770	16,090	16,606	16,693	16,780

Traffic District		Utilities					
		2000	2005	2010	2015	2020	2025
1	CBD	891	908	919	915	912	914
2	University	9	9	9	9	9	9
3	Southgate	36	37	38	38	38	38
5	Jasper Place	6	6	7	7	7	7
8	North Cental	243	251	254	253	252	253
9	Calder	8	8	8	8	8	8
10	Londonderry	8	8	8	8	8	8
11	Beverly	27	28	28	28	28	28
13	Capilano	74	77	80	79	79	79
14	Bonnie Doon	214	223	226	225	225	225
22	CBD Fringe	253	260	264	262	262	262
	Total - Inner City	1,769	1,817	1,842	1,834	1,828	1,831
7	Northwest Industrial	380	427	438	437	433	434
16	South Industrial	161	180	184	184	183	183
17	Mistatim	213	261	365	374	354	358
20	Southeast Industrial	157	184	211	208	199	204
31	Cloverbar	33	34	35	35	35	35
	Total - Other	943	1,087	1,234	1,237	1,204	1,214
4	Riverbend	6	6	6	6	6	6
6	West Jasper Place	10	11	11	11	11	11
12	Clareview	10	10	10	10	10	10
15	Mill Woods	12	12	12	12	12	12
18	Castle Downs	51	53	53	53	53	53
19	Lake District	26	27	27	27	27	27
21	Meadows	3	3	8	8	8	8
23	Kaskitayo	13	13	14	13	13	13
24	Ellerslie	1	18	18	38	29	37
25	Heritage Valley East	1	1	1	1	1	1
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	5	5	5	5	5	5
28	Winterburn	38	38	61	61	61	61
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	0	0	0	0	0	0
	Total - Suburbs	177	198	228	247	237	246
	Total - City	2,889	3,102	3,304	3,318	3,269	3,291

Traffic District		Trans, Storage & Comm					
		2000	2005	2010	2015	2020	2025
1	CBD	5,085	5,293	5,443	5,491	5,514	5,533
2	University	49	51	53	53	54	54
3	Southgate	204	225	232	234	235	236
5	Jasper Place	36	39	40	40	40	40
8	North Cental	1,386	1,490	1,532	1,546	1,552	1,557
9	Calder	46	49	50	51	51	51
10	Londonderry	46	49	61	61	62	62
11	Beverly	155	166	171	173	173	174
13	Capilano	421	461	497	501	503	505
14	Bonnie Doon	1,223	1,317	1,414	1,426	1,432	1,437
22	CBD Fringe	1,444	1,534	1,578	1,592	1,598	1,604
	Total - Inner City	10,094	10,674	11,070	11,168	11,214	11,253
7	Northwest Industrial	2,166	2,777	2,958	2,984	3,028	3,039
16	South Industrial	917	1,126	1,285	1,296	1,301	1,306
17	Mistatim	1,213	1,747	2,370	2,738	2,909	2,992
20	Southeast Industrial	896	1,175	1,748	1,975	2,076	2,186
31	Cloverbar	187	208	214	216	217	217
	Total - Other	5,380	7,033	8,574	9,209	9,531	9,740
4	Riverbend	32	34	35	35	35	36
6	West Jasper Place	60	65	67	67	68	68
12	Clareview	54	59	60	61	61	61
15	Mill Woods	67	72	74	75	75	76
18	Castle Downs	292	312	320	323	325	326
19	Lake District	150	160	165	166	167	168
21	Meadows	19	20	31	31	31	31
23	Kaskitayo	74	79	82	82	83	83
24	Ellerslie	5	221	227	254	316	337
25	Heritage Valley East	6	6	6	6	6	6
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	31	31	32	32	32	32
28	Winterburn	218	218	385	388	390	391
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	1	1	1	1	1	1
	Total - Suburbs	1,009	1,278	1,485	1,523	1,590	1,615
	Total - City	16,483	18,986	21,129	21,900	22,336	22,608

Traffic District		Wholesale 2000	2005	2010	2015	2020	2025
1	CBD	405	417	425	429	433	437
2	University	254	264	269	271	274	277
3	Southgate	198	212	216	218	220	222
5	Jasper Place	143	151	154	155	156	158
8	North Cental	1,041	1,095	1,117	1,126	1,138	1,148
9	Calder	77	80	82	83	83	84
10	Londonderry	269	283	298	301	304	307
11	Beverly	117	124	126	127	128	130
13	Capilano	987	1,050	1,109	1,118	1,130	1,140
14	Bonnie Doon	2,356	2,479	2,545	2,565	2,593	2,616
22	CBD Fringe	1,323	1,380	1,408	1,419	1,434	1,447
	Total - Inner City	7,171	7,533	7,750	7,812	7,895	7,965
7	Northwest Industrial	6,791	7,569	7,937	8,001	8,202	8,276
16	South Industrial	440	520	539	544	549	554
17	Mistatim	1,383	1,676	2,112	2,422	2,773	2,936
20	Southeast Industrial	1,261	1,477	1,880	2,094	2,335	2,733
31	Cloverbar	130	140	143	144	145	147
	Total - Other	10,005	11,382	12,612	13,204	14,005	14,645
4	Riverbend	126	132	134	135	137	138
6	West Jasper Place	258	273	279	281	284	286
12	Clareview	215	226	231	233	235	237
15	Mill Woods	131	138	141	142	143	145
18	Castle Downs	136	142	145	146	148	149
19	Lake District	56	58	59	60	60	61
21	Meadows	44	45	56	57	57	58
23	Kaskitayo	239	251	256	258	261	263
24	Ellerslie	16	180	184	215	379	555
25	Heritage Valley East	1	1	1	1	1	1
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	42	42	43	44	44	44
28	Winterburn	373	373	579	583	589	595
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	7	7	7	7	7	7
	Total - Suburbs	1,644	1,869	2,116	2,162	2,347	2,540
	Total - City	18,820	20,785	22,477	23,178	24,247	25,151

Traffic District		Retail Trade 2000	2005	2010	2015	2020	2025
1	CBD	3,493	3,794	4,010	4,042	4,085	4,424
2	University	1,587	1,771	1,876	1,891	1,911	1,930
3	Southgate	3,702	4,018	4,136	4,267	4,364	4,407
5	Jasper Place	2,907	3,055	3,118	3,143	3,177	3,209
8	North Cental	3,556	3,808	4,033	4,164	4,209	4,251
9	Calder	1,272	1,324	1,452	1,562	1,579	1,595
10	Londonderry	4,243	4,494	4,661	4,697	4,748	4,795
11	Beverly	1,171	1,231	1,257	1,266	1,280	1,293
13	Capilano	1,778	2,018	2,194	2,211	2,235	2,257
14	Bonnie Doon	3,584	3,864	3,990	4,022	4,065	4,105
22	CBD Fringe	3,780	3,960	4,042	4,074	4,118	4,159
	Total - Inner City	31,074	33,337	34,768	35,340	35,769	36,427
7	Northwest Industrial	4,061	4,514	4,900	5,236	5,580	5,760
16	South Industrial	1,730	2,419	2,915	2,938	2,970	3,000
17	Mistatim	550	1,080	2,060	2,523	2,857	3,041
20	Southeast Industrial	557	697	797	814	870	1,129
31	Cloverbar	10	83	130	131	132	171
	Total - Other	6,909	8,793	10,802	11,642	12,409	13,100
4	Riverbend	597	719	884	891	917	941
6	West Jasper Place	5,839	6,166	6,294	6,344	6,412	6,476
12	Clareview	1,513	1,765	1,993	2,058	2,290	2,413
15	Mill Woods	1,698	1,784	1,821	1,836	1,856	1,874
18	Castle Downs	2,030	2,156	2,279	2,317	2,342	2,365
19	Lake District	533	574	645	750	779	786
21	Meadows	29	81	169	195	198	200
23	Kaskitayo	3,986	3,411	3,025	3,048	3,081	3,112
24	Ellerslie	16	648	973	1,139	2,197	2,754
25	Heritage Valley East	56	74	107	128	171	188
26	Heritage Valley West	10	10	11	11	11	11
27	West Edmonton	26	40	120	151	153	154
28	Winterburn	55	340	994	1,002	1,097	1,704
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	43	43	44	44	45	45
	Total - Suburbs	16,432	17,813	19,359	19,914	21,547	23,024
	Total - City	54,416	59,943	64,930	66,897	69,726	72,551

Traffic District		Fin, Insur & Real Estate					
		2000	2005	2010	2015	2020	2025
1	CBD	7,903	8,438	9,481	10,060	10,185	10,310
2	University	673	714	738	748	758	767
3	Southgate	854	962	1,002	1,066	1,079	1,092
5	Jasper Place	1,048	1,120	1,158	1,175	1,189	1,204
8	North Cental	719	804	897	959	971	983
9	Calder	189	200	257	310	314	318
10	Londonderry	491	550	606	615	622	630
11	Beverly	148	160	165	167	169	172
13	Capilano	532	668	757	767	777	787
14	Bonnie Doon	1,517	1,736	1,825	1,851	1,874	1,897
22	CBD Fringe	1,935	2,076	2,152	2,182	2,210	2,237
	Total - Inner City	16,008	17,428	19,040	19,900	20,149	20,395
7	Northwest Industrial	1,052	1,244	1,564	1,685	1,953	2,112
16	South Industrial	609	921	1,077	1,092	1,105	1,119
17	Mistatim	7	152	225	501	584	641
20	Southeast Industrial	142	190	253	265	297	423
31	Cloverbar	2	2	2	2	2	130
	Total - Other	1,813	2,509	3,121	3,544	3,940	4,425
4	Riverbend	323	416	551	559	566	573
6	West Jasper Place	756	818	846	858	868	879
12	Clareview	178	269	359	364	494	569
15	Mill Woods	741	793	820	831	842	852
18	Castle Downs	350	387	437	463	468	474
19	Lake District	53	63	78	89	112	113
21	Meadows	18	41	72	83	84	85
23	Kaskitayo	782	832	860	872	883	894
24	Ellerslie	3	146	341	455	969	1,363
25	Heritage Valley East	0	15	31	32	57	58
26	Heritage Valley West	2	2	2	2	2	2
27	West Edmonton	15	29	66	77	78	79
28	Winterburn	7	156	525	532	539	694
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	8	8	9	9	9	9
	Total - Suburbs	3,238	3,975	4,996	5,224	5,970	6,643
	Total - City	21,059	23,912	27,157	28,669	30,059	31,463

Traffic District		Commercial Services					
		2000	2005	2010	2015	2020	2025
1	CBD	14,944	15,647	16,011	16,217	16,486	17,190
2	University	3,832	4,044	4,117	4,170	4,239	4,305
3	Southgate	4,911	5,469	5,602	5,773	5,919	6,011
5	Jasper Place	4,614	4,906	4,994	5,058	5,142	5,222
8	North Cental	5,735	6,218	6,458	6,640	6,750	6,855
9	Calder	926	979	1,096	1,210	1,230	1,249
10	Londonderry	2,516	2,761	2,884	2,921	2,970	3,016
11	Beverly	2,312	2,473	2,517	2,549	2,592	2,632
13	Capilano	2,751	3,163	3,346	3,389	3,445	3,499
14	Bonnie Doon	4,797	5,359	5,529	5,601	5,693	5,782
22	CBD Fringe	10,067	10,669	10,860	11,000	11,183	11,357
	Total - Inner City	57,406	61,687	63,414	64,528	65,649	67,118
7	Northwest Industrial	5,474	6,531	7,466	8,455	9,786	10,535
16	South Industrial	2,115	3,471	3,956	4,007	4,073	4,137
17	Mistatim	811	1,513	2,575	3,873	4,482	5,029
20	Southeast Industrial	1,097	1,971	2,604	3,029	4,242	5,605
31	Cloverbar	87	131	147	149	151	253
	Total - Other	9,584	13,616	16,748	19,513	22,734	25,559
4	Riverbend	970	1,121	1,337	1,354	1,393	1,430
6	West Jasper Place	5,680	6,142	6,266	6,346	6,452	6,552
12	Clareview	1,101	1,319	1,497	1,566	1,844	2,245
15	Mill Woods	2,180	2,317	2,359	2,389	2,429	2,467
18	Castle Downs	1,074	1,169	1,317	1,374	1,397	1,419
19	Lake District	306	339	420	525	575	584
21	Meadows	52	101	181	213	217	220
23	Kaskitayo	4,165	4,408	4,487	4,545	4,620	4,692
24	Ellerslie	75	527	761	1,118	2,749	3,703
25	Heritage Valley East	114	129	156	178	244	263
26	Heritage Valley West	24	24	25	25	26	26
27	West Edmonton	122	129	204	236	240	244
28	Winterburn	139	424	1,005	1,316	1,505	2,493
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	89	89	90	91	93	94
	Total - Suburbs	16,089	18,236	20,106	21,277	23,784	26,432
	Total - City	83,079	93,539	100,267	105,318	112,167	119,110

Traffic District		Non-Com Services					
		2000	2005	2010	2015	2020	2025
1	CBD	4,091	4,449	4,903	4,944	4,965	5,197
2	University	19,148	20,054	21,544	20,732	20,820	20,911
3	Southgate	2,403	2,514	2,572	4,577	4,890	5,012
5	Jasper Place	6,407	6,833	7,304	7,415	7,446	7,479
8	North Cental	5,546	5,989	6,797	6,953	6,983	7,013
9	Calder	1,367	1,398	1,530	1,593	1,600	1,607
10	Londonderry	2,650	2,816	2,973	2,998	3,011	3,024
11	Beverly	1,762	1,857	2,019	2,036	2,044	2,053
13	Capilano	3,059	3,260	3,550	3,580	3,595	3,611
14	Bonnie Doon	2,561	2,717	2,817	2,841	2,853	2,865
22	CBD Fringe	8,919	9,568	10,435	10,571	10,616	10,663
	Total - Inner City	57,913	61,455	66,445	68,238	68,823	69,434
7	Northwest Industrial	956	1,014	1,080	1,238	1,279	1,385
16	South Industrial	675	829	949	957	961	966
17	Mistatim	23	64	104	387	417	433
20	Southeast Industrial	132	155	196	202	212	308
31	Cloverbar	-	-	-	-	-	20
	Total - Other	1,785	2,061	2,330	2,785	2,869	3,111
4	Riverbend	751	835	1,136	1,145	1,150	1,155
6	West Jasper Place	1,648	1,784	1,926	1,942	1,950	1,958
12	Clareview	1,459	1,539	1,694	1,906	2,145	2,255
15	Mill Woods	6,715	7,211	8,004	8,120	8,155	8,190
18	Castle Downs	986	1,025	1,165	1,175	1,243	1,311
19	Lake District	314	347	382	405	448	450
21	Meadows	146	179	221	307	309	372
23	Kaskitayo	2,520	2,600	2,660	2,682	2,694	2,705
24	Ellerslie	87	155	382	460	689	841
25	Heritage Valley East	10	17	31	61	103	170
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	200	207	255	257	259	260
28	Winterburn	32	98	277	279	364	566
29	Land Bank	-	-	-	-	-	-
30	Northeast Edmonton	808	915	993	1,051	1,055	1,060
	Total - Suburbs	15,675	16,912	19,125	19,790	20,564	21,293
	Total - City	75,373	80,428	87,900	90,813	92,256	93,838

Traffic District		Public Admin & Defence					
		2000	2005	2010	2015	2020	2025
1	CBD	9,966	11,053	12,293	13,100	13,707	14,098
2	University	501	522	537	546	554	561
3	Southgate	1,189	1,353	1,520	1,745	1,770	1,881
5	Jasper Place	430	454	467	475	482	488
8	North Cental	1,641	1,732	1,829	1,910	1,938	1,965
9	Calder	593	616	682	744	754	765
10	Londonderry	410	440	465	473	480	486
11	Beverly	96	101	104	106	108	109
13	Capilano	771	1,039	1,326	1,448	1,469	1,489
14	Bonnie Doon	1,094	1,206	1,254	1,276	1,294	1,312
22	CBD Fringe	2,747	2,946	3,057	3,110	3,154	3,198
	Total - Inner City	19,437	21,463	23,535	24,933	25,708	26,353
7	Northwest Industrial	980	1,074	1,163	1,332	1,488	1,558
16	South Industrial	71	85	89	90	92	93
17	Mistatim	13	53	85	236	291	326
20	Southeast Industrial	143	183	243	258	317	465
31	Cloverbar	51	55	57	58	59	89
	Total - Other	1,258	1,450	1,637	1,974	2,246	2,531
4	Riverbend	60	67	70	72	73	74
6	West Jasper Place	112	119	122	124	126	128
12	Clareview	336	355	415	422	512	569
15	Mill Woods	147	155	159	162	164	167
18	Castle Downs	239	251	258	263	266	307
19	Lake District	22	23	24	24	24	25
21	Meadows	10	18	31	32	32	83
23	Kaskitayo	102	108	111	113	114	116
24	Ellerslie	-	21	127	179	459	707
25	Heritage Valley East	1	1	6	6	23	115
26	Heritage Valley West	-	-	-	-	-	-
27	West Edmonton	6	9	26	26	27	27
28	Winterburn	1	72	231	235	323	507
29	Land Bank	197	197	202	206	209	212
30	Northeast Edmonton	76	76	78	80	81	82
	Total - Suburbs	1,310	1,473	1,862	1,943	2,434	3,118
	Total - City	22,004	24,387	27,034	28,850	30,387	32,002